



pattinson 

2 bed terraced house to buy in

High Stanners, Morpeth, Northumberland,
NE61 1QU

£315,000

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Riverside Location
- ✓ Extended Semi Detached House
- ✓ Two Double Bedrooms
- ✓ Beautifully Presented Throughout
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

PRIME RIVERSIDE LOCATION- SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - EXTENDED TO REAR - SPACIOUS GROUND FLOOR LIVING SPACE - LARGE KITCHEN/DINER - LOG BURNER - GROUND FLOOR CLOAKS - UTILITY - VERY WELL PRESENTED - STUNNING GARDENS FRONT & REAR - OFF STREET PARKING - MUST BE VIEWED

Pattinson Estate Agents are delighted to welcome to the sales market this stunning two bedroom semi detached house situated on High Stanners in Morpeth, Northumberland. In an elevated position on the riverside this beautiful home has been much loved and improved by the current owners including a rear extension creating a modern and spacious ground floor living space, new log burner to the lounge and new Upvc double glazing throughout.

Just a short stroll over the footbridge, Morpeth town centre offers an array of shops, cafes, restaurants, and boutiques, including high-end retailers within the stylish Sanderson Arcade. The town also boasts excellent leisure facilities and the picturesque Carlisle Park, with riverside walks, play areas, tennis courts, a bowling green, a bandstand, rowing boats, and a seasonal paddling pool. Sanderson Arcade also hosts family-friendly events throughout the year. There are also fantastic travel links by road and rail nearby.

Briefly comprising; entrance hallway, cloakroom, extended sitting/dining room with log burner, extended kitchen/diner and utility room. To the first floor two double bedrooms, both with fitted wardrobes and family bathroom. Externally to the front a raised lawned garden with mature planted borders and patio with river views. An allocated parking bay sits beneath. To the rear a beautiful enclosed south facing garden with lush green lawn, mature borders, fruit plants including raspberries, strawberries and gooseberries, garden shed and patio area. A perfect spot for relaxing or entertaining.

Viewings are essential to appreciate the accommodation on offer. Please contact our Ashington Team who will be happy to assist.

Council Tax Band: C

Tenure: Freehold

Price: £315,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas, Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front. Sash window to the front with fitted roman blind, stairs to the first floor, oak heringbone style Karndean flooring, radiator.



Cloakroom

Frosted window to the front, w.c, towel rail, oak heringbone style Karndean flooring

Sitting Room

4.70m x 3.63m (15'5" x 11'10")

Sash window to the front. Feature brick fireplace with inset log burner and tiled hearth, open aspect into an extension, oak heringbone style Karndean flooring, radiator.



Sitting Room Extension

3.81m x 2.53m (12'6" x 8'3")

A stunning extension at the rear to create this lovely living space overlooking the rear garden. With full length gable window and French doors and an additional floor to ceiling window to the side, two Velux skylights to the ceiling, oak heringbone style Karndean flooring and radiator.



Extension Additional



Kitchen/Diner

4.49m x 3.72m (14'8" x 12'2")

Extended to the rear to create a spacious kitchen & dining area. Two windows to the rear and one to the side, all with fitted roman blinds. A range of light wood effect wall, floor and drawer units with brushed steel handles, contrasting roll edge worktops, tiled splashbacks and spotlights above. One and a half stainless steel sink and drainer with mixer tap, integrated electric oven and hob with brushed steel and curved glass extractor over. Built in pantry, oak heringbone style Karndean flooring throughout, radiator.



Kitchen/Diner Additional



Kitchen/Diner Additional (2)



Utility Room Additional

Rear lobby/utility area with space for a washing machine and useful storage, new Upvc back door, tiled floor, radiator.

First Floor Landing

Sash window to the front with fitted roman blind. River views to the front. An additional waindow to the side with fitted roman blind, white balustrade, radiator.



First Floor Landing Additional



Bedroom One

3.76m x 3.01m (12'4" x 9'10")

Window to the rear with fitted white venetian blinds. Fitted triple sliding mirrored door wardrobes, radiator.



Bedroom One Additional



Bedroom Two

3.07m x 2.70m (10'0" x 8'10")

Window to the rear with fitted white venetian blinds. Fitted triple sliding door wardrobes - one mirrored, radiator. Loft access hatch to the ceiling. The loft space is part boarded and has a drop down ladder.



Bedroom Two Additional



Bathroom

3.30m x 1.93m (10'9" x 6'3")

Frosted sash window to the front with fitted vertical blinds. Panelled bath with chrome mixer shower tap, oval wash hand basin with chrome mixer tap and vanity mirror above, push flush w.c, corner walk in shower cubicle with white tray, chrome shower and glass screen doors, white heated towel rail, fully tiled walls and tiled flooring.



Bathroom Additional



Rear Garden



Rear Garden Additional



Rear Patio



Rear Elevation



Front Garden

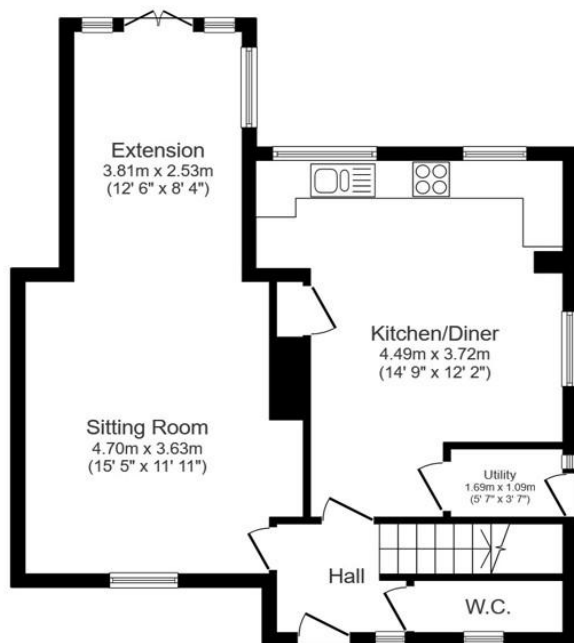


Front Elevation

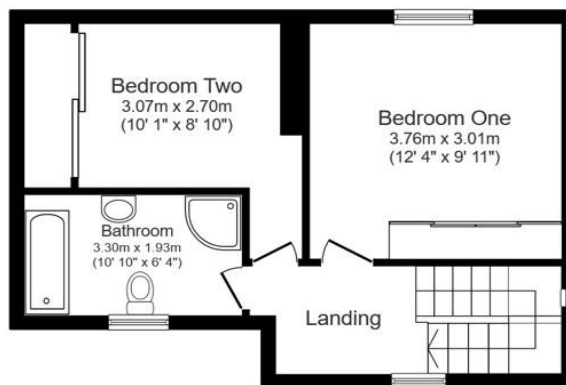


Front Views





Ground Floor



First Floor

Total floor area: 105.0 sq.m. (1,126 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

High Stanners, Morpeth, Northumberland, NE61 1QU

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

