



### 3 bed end of terrace house to buy in NE61

Wansbeck Street, Morpeth, Morpeth, Northumberland, NE61 1XZ

**£450,000** Starting Bid

 x3  x2  x4

Tenure

**Freehold**

### Property features

- ✓ TO BE SOLD via ONLINE AUCTION. Fees apply.
- ✓ RIVER VIEWS
- ✓ SPREAD OVER THREE FLOORS
- ✓ THREE BEDROOMS
- ✓ EPC Rating D

Permit Parking parking

Garden

## Key Information

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

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply. Extended completion

Pattinson Estate Agents are delighted to welcome to the market this stunning extended family home situated on Wansbeck Street, Morpeth. Boasting beautiful views across the River Wansbeck, this impressive property is ideally located within walking distance of the town centre and offers exceptional living space, including a fantastic games room and bar area.

The property also presents an exciting opportunity to become a successful holiday let thanks to its prime central location and close proximity to Morpeth's many attractions and amenities.

Morpeth is a thriving market town offering an excellent range of local amenities, including popular pubs, restaurants, highly regarded Ofsted-approved schools, independent boutiques, and high-end retailers within the renowned Sanderson Arcade. Leisure facilities are plentiful, with the beautiful Carlisle Park providing something for all ages, including riverside walks, tennis courts, a bowling pavilion, bandstand, paddling pool, rowing boats, and children's play areas. Throughout the year, Sanderson Arcade hosts a variety of family-friendly events and seasonal displays, adding to the town's vibrant atmosphere.

The town also benefits from excellent transport and commuting links, including a mainline train station with routes north and south, a central bus station, easy access to the A1 trunk road, and local taxi services. For those who enjoy the outdoors, nearby attractions such as Plessey Woods Country Park, Northumberlandia, and Pegswood Country Park offer scenic walks and countryside adventures, with routes leading to Morpeth's popular Bluebell Woods and surrounding nature trails.

The accommodation briefly comprises an entrance hall leading directly into the kitchen and the extended dining room, which benefits from impressive floor-to-ceiling windows that flood the space with natural light while offering stunning river views. Adjoining the dining room is a versatile WC/utility room.

The lounge features a cosy fireplace, wooden flooring, dual-aspect windows, and a striking spiral staircase leading down to the ground floor. On the ground floor, there is a dedicated office space with access to a further WC and a spacious games room. The games room offers excellent versatility and is complemented by a fully fitted adjoining bar area, creating an ideal space for entertaining.

A staircase from the entrance hall leads to the upper floor, where the landing provides access to three well-proportioned bedrooms and the family bathroom. All bedrooms benefit from wooden flooring, while one also features built-in storage cupboards and dual-aspect windows. The bathroom is fitted with a bath, separate shower, washbasin, and wooden flooring. Externally the property benefits from the convenience of two parking permits, providing access to Wansbeck Street, Hillgate, and the 24-hour Goosehill car park. Relax and entertain on the raised decking while enjoying breath-taking views over the Wansbeck River; perfect for sunny days, al fresco dining, and memorable gatherings with family and friends.

A must-see property, viewing is highly recommended. Please contact our Morpeth team to arrange your viewing.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: End of terrace house

USPs: Garden, Chain free

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance

With stairs to the first floor landing, tiled flooring and access to the kitchen and lounge.

---

## Kitchen

This stunning kitchen is fitted with a range of wall and base units and features tiled flooring throughout. A Smeg Range Cooker is set into a feature brick chimney breast, complemented by wooden work surfaces with matching upstands. Additional highlights include ceiling spotlights, a Belfast sink unit, dishwasher, and a central heating radiator, combining style with functionality.

---



## Utility Room/W/C

This practical space is fitted with plumbing for a washing machine and houses the combination boiler. A double-glazed window provides natural light, while the wall-mounted wash hand basin and WC complete this convenient utility area.

---

## Dining Room

This bright and inviting space boasts impressive views of the Wansbeck River, wooden flooring, and a sloped ceiling that adds character. French doors lead out to the raised decking, creating a seamless flow for entertaining and al fresco dining, and the room opens up to both the lounge and kitchen, enhancing the sense of space and connectivity.

---



## Lounge

This inviting lounge features a feature brick wall with fireplace, wooden flooring, and a double-glazed window to the front elevation.

---



## Snug

This versatile space features a working fireplace, two double-glazed windows, and a spiral staircase leading down to the ground floor.

---



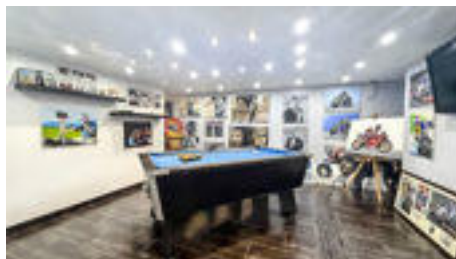
## Spiral Staircase To Ground Floor

## Bar

This stylish space features tiled flooring, a double-glazed window, and a bar area perfect for entertaining, which flows seamlessly into the adjoining games room, creating an ideal setting for social gatherings and leisure.



## Games Room



## Hallway To Rear

Door to the rear.

## Study

From the games room, steps lead down to a lower area featuring a large double-glazed window overlooking the rear garden, while steps lead up to the convenient WC, creating a functional and versatile split-level layout.



## W/C

## First Floor Landing

With double glazed window overlooking Wansbeck River and central heating radiator.



## Master Bedroom

Features wooden flooring, a central heating radiator, storage cupboard and two double-glazed windows, one of which enjoys stunning views of the Wansbeck River.

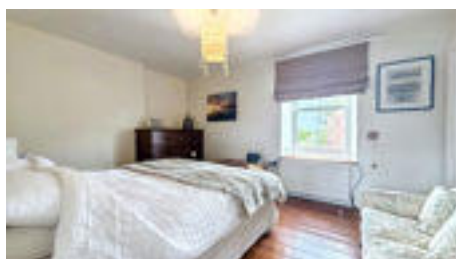


## View From Master Bedroom



## Bedroom Two

With storage cupboard, wooden flooring, central heating radiator and double glazed window.



## Bedroom Three

With storage cupboard, wooden flooring, central heating radiator and double glazed window.



---

## Bathroom

This well-appointed bathroom is fitted with a four-piece suite, comprising a shower cubicle, panelled bath, pedestal wash hand basin, and WC. Additional features include wooden flooring, a double-glazed window, and a central heating radiator.



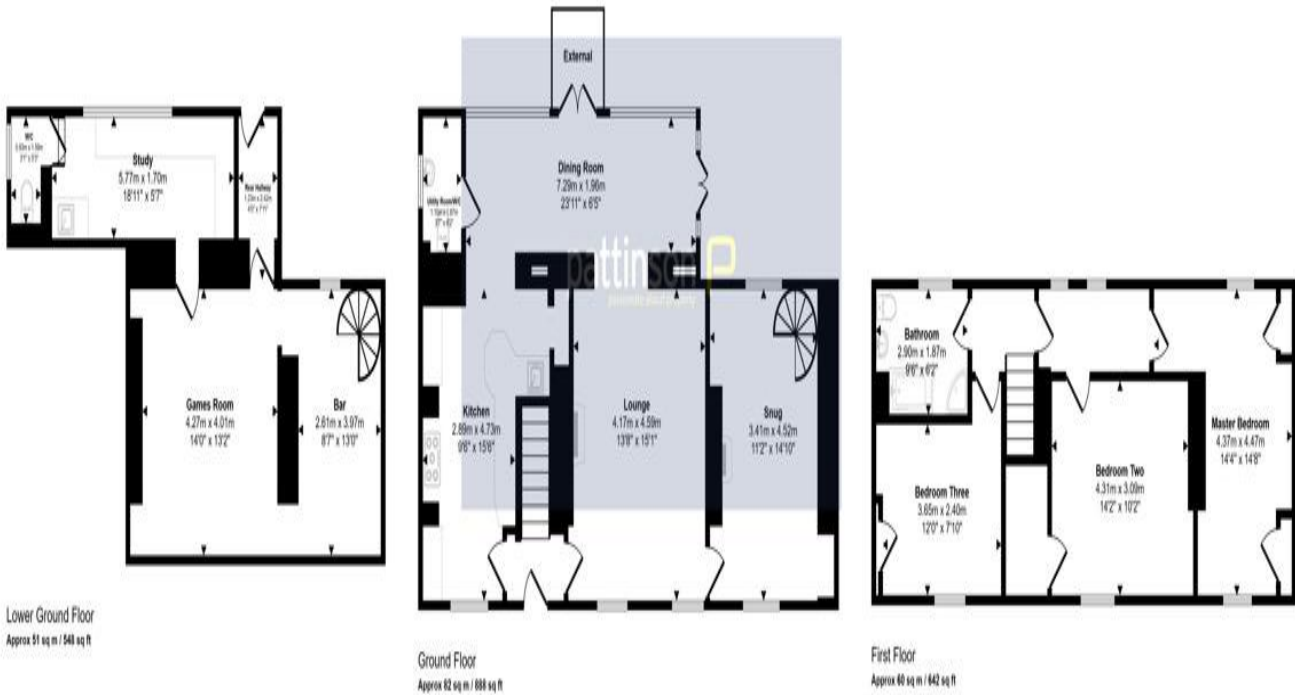
---

## Externally

A front gate leads to a private rear area, convenience of two parking permits, providing access to Wansbeck Street, Hillgate, and the 24-hour Goosehill car park.

Relax and entertain on the raised decking while enjoying breath-taking views over the Wansbeck River; perfect for sunny days, al fresco dining, and memorable gatherings with family and friends.

Approx Gross Internal Area  
199 sq m / 2078 sq ft



The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Wansbeck Street, Morpeth, Morpeth, Northumberland, NE61 1XZ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

