



## Carlisle Park Cottage

Morpeth

- Detached Bungalow
- Two Double Bedrooms
- Fantastic Location In Town Centre
- Wrap Around Gardens
- Requires Modernisation

**Guide Price: £ 275,000**



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# Carlisle Park Cottage

Morpeth

Are you looking for a fantastic project which is a very rare find in the heart of Morpeth? We have a perfectly positioned bungalow which is located within the well known and much-loved Carlisle Park with amazing views of the River Wansbeck. With well-proportioned rooms and gardens to all sides, the property boasts local amenities only a few minutes' walk away where you will find an array of local, bars, restaurants and shopping delights to choose from. This property requires modernisation but viewings are strongly recommended as we anticipate interest will be high.

The property briefly comprises:- Entrance into porch, which leads through to a spacious lounge with views over Carlisle Park. The kitchen has been fitted with a range of wall and base units offering ample storage space throughout. You have two bedrooms both of which are doubles and a family bathroom currently fitted with W.C., hand basin, bath and shower over bath.

Externally the gardens wrap round the entire bungalow revealing a view of the surrounding park and river which are simply stunning and it would offer any purchaser the opportunity to live in a unique location within a beautiful setting for all seasons.

Lounge	14.3 x 13.3	(4.34m x 4.04)
Kitchen	11.7 x 11.6	(3.53m x 3.51m)
Bedroom One	12.2 x 12.1	(3.71m x 3.68m)
Bedroom Two	10.10 x 9.7	(3.30m x 2.92m)
Bathroom	7.40 x 7.40	(2.24m x 2.24m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Supply  
 Water: Mains Supply  
 Sewerage: Mains Supply  
 Heating: Central Heating  
 Broadband: Buyer to install their own  
 Mobile Signal Coverage Blackspot: No  
 Parking: No Parking

#### RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Not aware of any, property to be sold with all easements, servitudes, or wayleaves (Legal will confirm at conveyance stage)

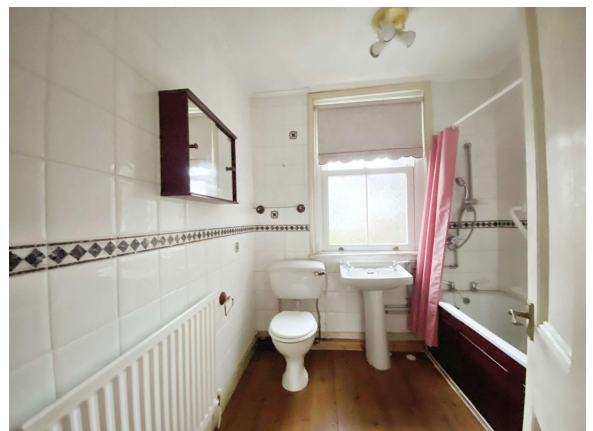
#### RISKS

Flooding in last 5 years: No  
 Risk of Flooding: Zone 1  
 Any flood defences at the property: No  
 Known safety risks at property: Cracking in kitchen

Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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