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Horseshoe Way

Morpeth, NE61 2GP

PERFECT FAMILY HOME - EXCELLENT CONDITION - SOUGHT AFTER LOCATION

Brunton Residential are delighted to offer this superb detached home located on Horseshoe Way in Morpeth. This fantastic family home is situated on a great plot in a quiet location and has been well enhanced by the current owners. The property is within walking distance to transport links including Morpeth railway station on the East Coast main line, Morpeth golf club and local amenities as well as the popular Morpeth First School, Chantry and Newminster Middle Schools and King Edward VI High School.

Offers In The Region Of £449,950

9 Horseshoe Way

Morpeth, NE61 2GP



Accommodation briefly comprises; entrance hallway with access to WC, a spacious lounge with window to front. To the rear of the property is a great kitchen, dining and living space complete with log burner and access to the garage. The space provides a range of areas for food preparation, relaxing & formal dining, French doors leading to the rear gardens and the kitchen itself has a range of wall and floor units with coordinated work surfaces and fitted appliances.

The first floor offers two large double bedrooms with modern, ensuite shower rooms. There are two further double bedrooms which share the family bathroom.

Externally there is a small, lawned garden to the front with pathway access to the property and rear garden, there is a driveway providing off-street parking which leads to the integral garage. The rear, south facing garden is well presented and provides a large patio area for al fresco dining and entertaining, artificial lawn with raised flower beds and fenced boundaries.

Act fast to avoid disappointment, call our Morpeth office on 01670 202008 to arrange a viewing.

ON THE GROUND FLOOR

Hallway

WC

Lounge

16'8" x 11'4" (5.08m x 3.45m)

Kitchen/Diner

17'11" x 18'11" (5.45m x 5.77m)

Garage

ON THE FIRST FLOOR

Landing

Bedroom

15'5" x 15'9" (4.71m x 4.80m)

En-suite

Bedroom

15'5" x 9'10" (4.69m x 2.99m)

En-suite

Bedroom

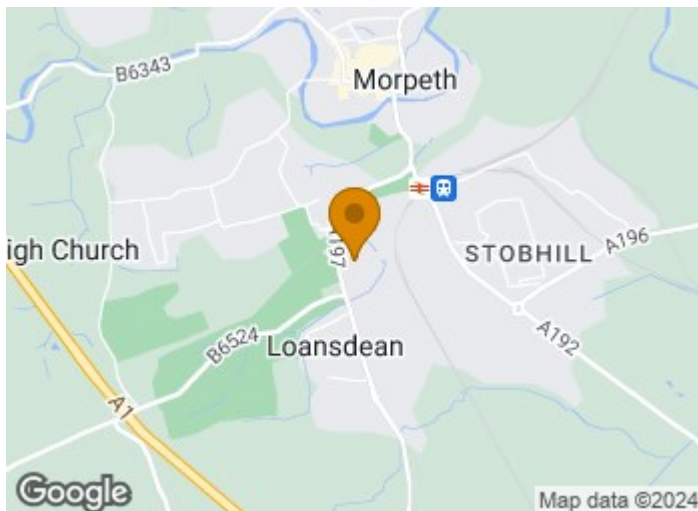
13'5" x 8'5" (4.10m x 2.57m)

Bedroom

13'5" x 10'2" (4.10m x 3.10m)

Bathroom

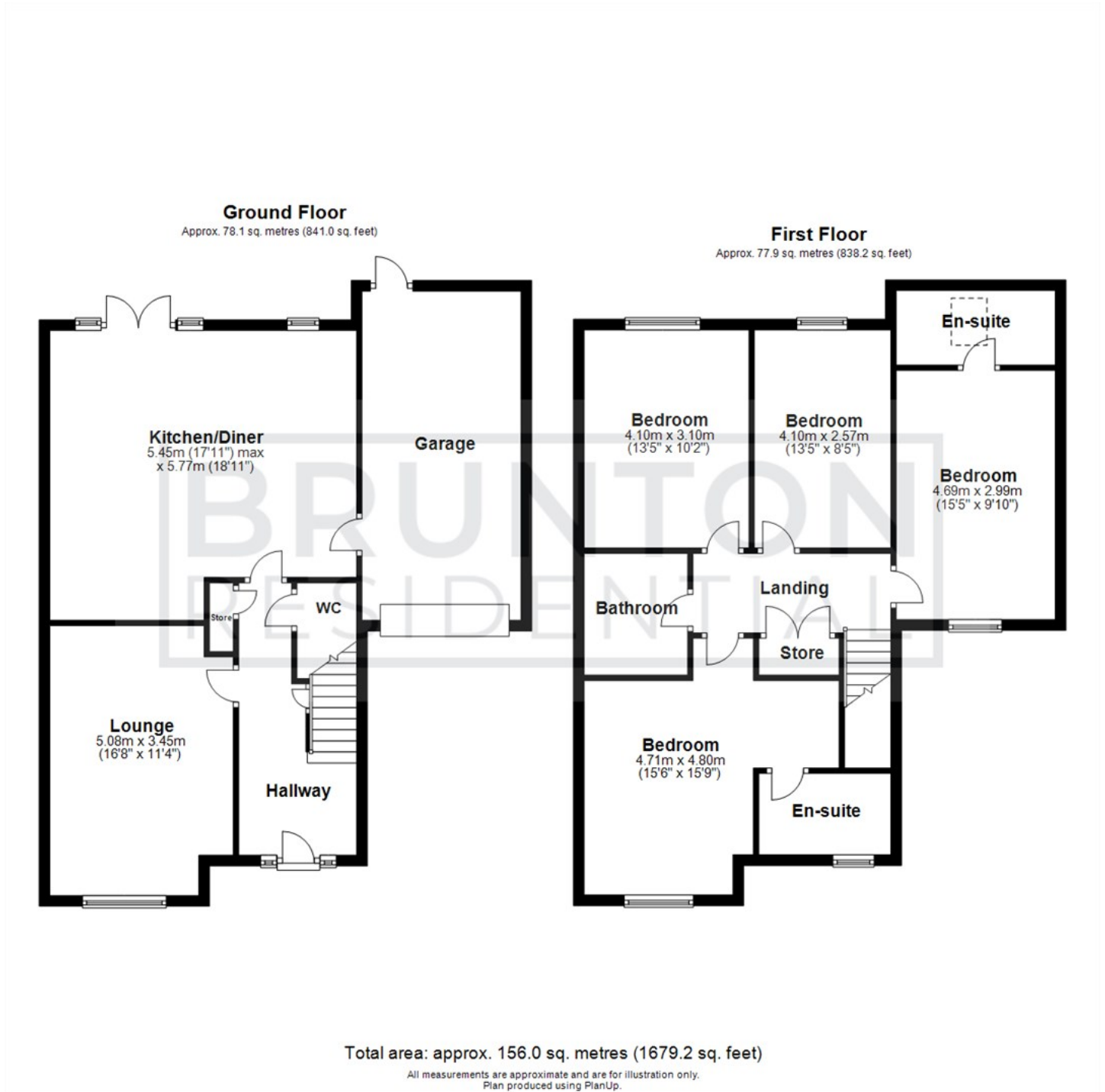
Disclaimer



- EXCELLENT FAMILY HOME
- DETACHED
- SOUTH FACING GARDEN
- POPULAR LOCATION
- FOUR BEDROOM
- TWO EN-SUITE SHOWER ROOMS
- CLOSE TO LOCAL AMENITIES
- GARAGE & DRIVEWAY



Floor Plan



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		84	93				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	