



## Charlton Gardens, Morpeth, NE61 2HG

Offers Over £220,000

LARGE GARDENS - SEMI-DETACHED - PERFECT FAMILY HOME

Brunton Residential are delighted to offer this semi-detached home located on Charlton Gardens in Morpeth. This home is in a sought after location, offers a large garden, garage and driveway providing additional off-street parking. The property is a short walk from Morpeth town centre and Morpeth train station, which provides links to Newcastle , Edinburgh and beyond. The A1 is within easy access and the property is also located close to the popular Stobhillgate First School and would make an excellent family home.

Accommodation briefly comprises; entrance hallway with access to a spacious lounge with double doors leading to the near 7 metre long kitchen/diner with utility room and French doors leading to the rear garden. The kitchen is fitted with a range of floor and wall units, some fitted appliances and coordinated work surfaces. The utility room leads on to the garage and a downstairs WC. On the first floor; there are two double bedrooms one of which has fitted wardrobes, a single bedroom and a family bathroom.

Externally, to the front is a large front garden laid mainly to lawn, a driveway offering off-street parking for two cars and pathway access to the property while to the rear lies a great sized garden laid mainly to lawn with fenced boundaries.

For more info and to book your viewings please call our sales team on 01670 202008.

## ON THE GROUND FLOOR

### Hallway

### Lounge

11'4" x 15'10" (3.46m x 4.83m)

Measurements taken at widest points.

### Kitchen/Diner

8'1" x 22'6" (2.47m x 6.86m)

Measurements taken at widest points.

### Utility

### WC

### Garage

## ON THE FIRST FLOOR

### Landing

### Bedroom

10'1" x 13'3" (3.08m x 4.03m)

Measurements taken at widest points.

### Bedroom

9'4" x 9'7" (2.85m x 2.91m)

Measurements taken at widest points.

### Bedroom

10'1" x 8'11" (3.08m x 2.73m)

Measurements taken at widest points.

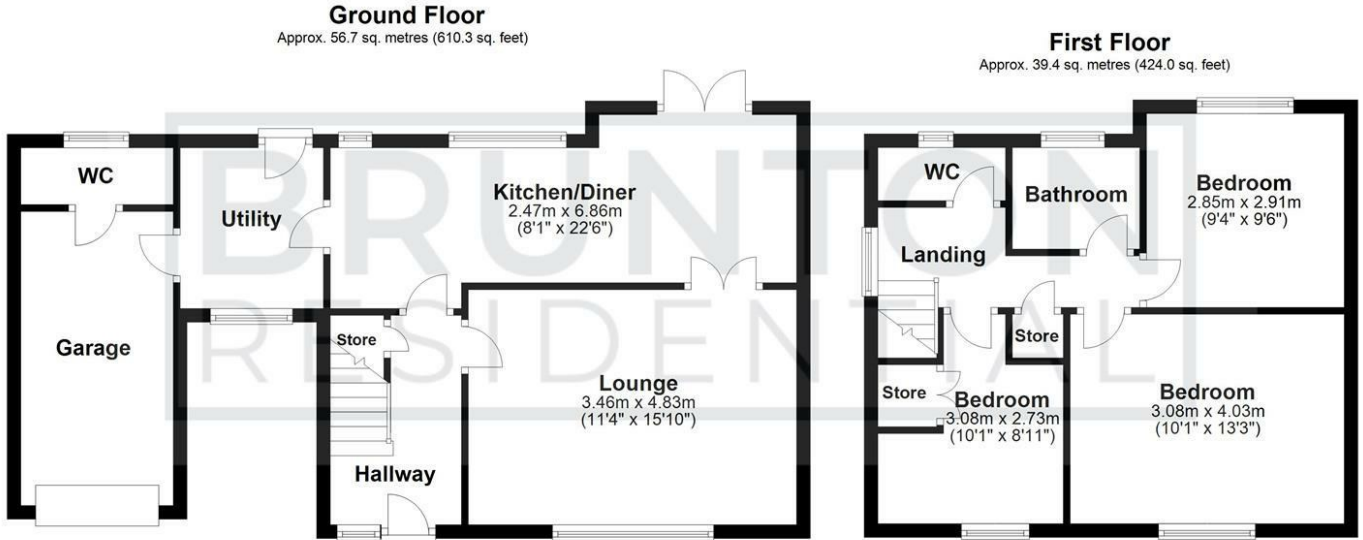
### Bathroom

### WC

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Floor Plan



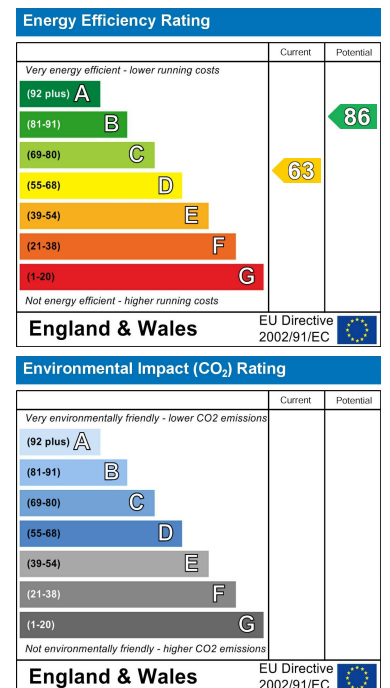
Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.