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## St. Mary's Field

### Morpeth, NE61 2QQ

SOUGHT AFTER LOCATION - FANTASTIC CONDITION - EXCELLENT FIRST TIME BUY

Brunton Residential are delighted to offer this terraced home located on St. Mary's Field in Kirkhill, Morpeth. This home is in a sought after location, offers three well-sized bedrooms, a mature garden and is in excellent condition throughout. 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, the property is close to the popular Abbeyfields and Morpeth First School's and would make an excellent family home.

**Offers Over £175,000**

# 80 St. Mary's Field

Morpeth, NE61 2QQ



The front of the property is accessed via a private lane and accommodation briefly comprises; entrance hallway which leads to the spacious lounge with store cupboard large window to the front. To the rear, a wall has been removed by the current owner to create a more open-plan dining room and kitchen. The kitchen is fitted with a range of floor and wall units, some fitted appliances and coordinated work surfaces. The family bathroom is partly tiled and offers WC, basin and shower over bath. On the first floor; the full-width master bedroom is at the front of the property, has ample room for furniture and has two windows providing lots of natural light as well as a store cupboard. There are two further double bedrooms to the rear of the property and a WC.

Externally, to the rear of the property is a sun-trap yard with gate to rear lane and outhouse for storage. To the front is a mature garden with a variety of plants and trees including Japanese Acers and Silver Birches.

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

## ON THE GROUND FLOOR

### Hallway

### Lounge

14'6" x 15'9" (4.41m x 4.80m)

### Dining Room

8'6" x 13'9" (2.58m x 4.20m)

### Kitchen

9'0" x 5'7" (2.75m x 1.70m)

### Bathroom

8'5" x 4'10" (2.58m x 1.48m)

## Landing

### Bedroom

11'2" x 19'0" (3.40m x 5.78m)

### Bedroom

8'7" x 10'3" (2.61m x 3.12m)

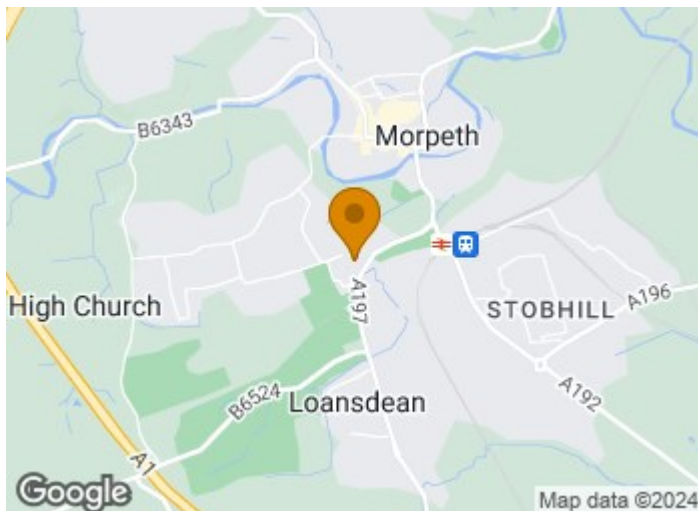
### Bedroom

8'7" x 10'0" (2.61m x 3.06m)

### WC

### Disclaimer

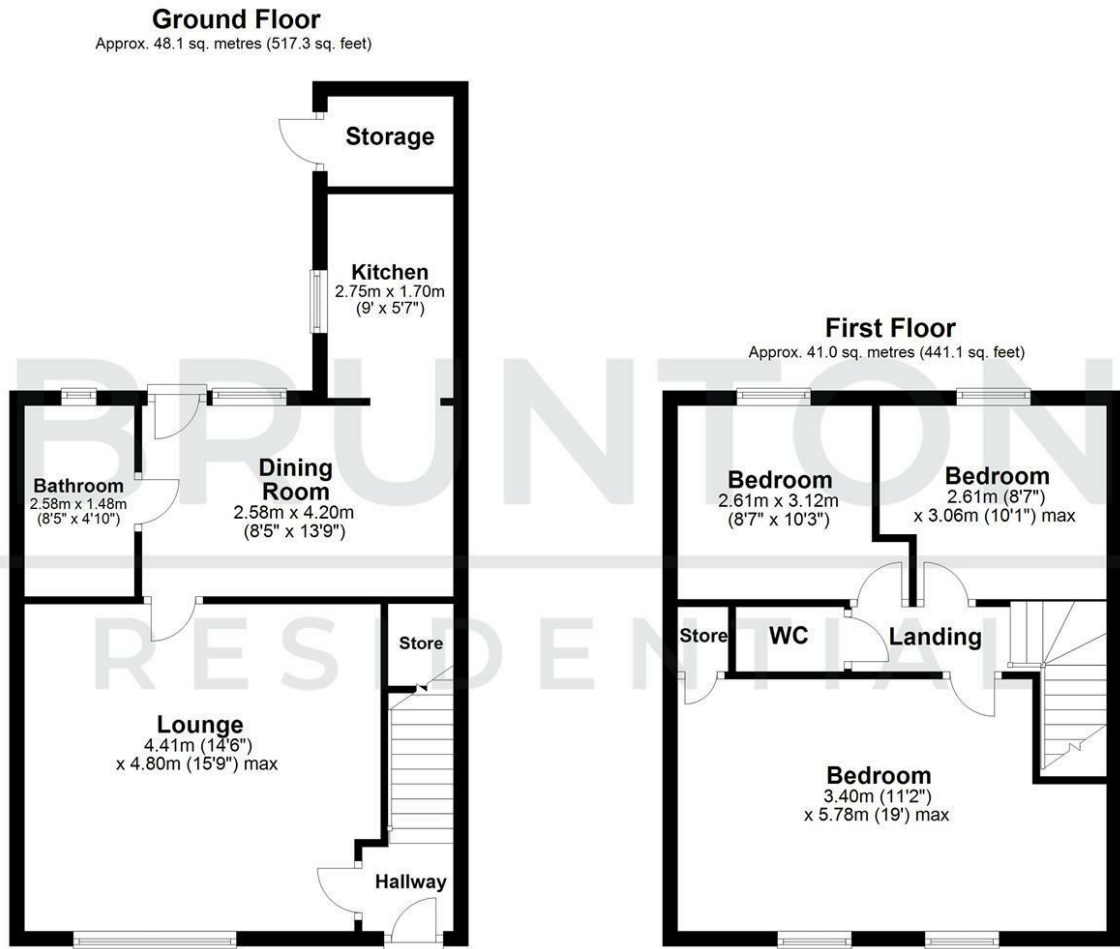
## ON THE FIRST FLOOR



- SOUGHT AFTER LOCATION
- TERRACED HOME
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- EXCELLENT CONDITION
- THREE DOUBLE BEDROOMS
- PERFECT FIRST TIME BUY
- MATURE FRONT GARDEN & REAR YARD



# Floor Plan



**Ground Floor**  
Approx. 48.1 sq. metres (517.3 sq. feet)

**First Floor**  
Approx. 41.0 sq. metres (441.1 sq. feet)

**Total area: approx. 89.0 sq. metres (958.4 sq. feet)**

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

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