

BRUNTON

RESIDENTIAL



ASHLEY GARDENS, MORPETH, NE61

Offers Over £180,000

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TWO BEDROOM | SOUTH FACING REAR GARDEN | GREAT LOCATION

Brunton Residential are delighted to offer for sale this charming terraced house, featuring two generously sized bedrooms offering ample living space.

Situated in a charming village, this area offers great local amenities, including Stannington First School, nearby shops, and a gastro pub within walking distance. A quick drive to Morpeth gives access to a wider variety of shops, restaurants, and leisure spots. Residents can enjoy peaceful communal gardens and nearby parks. With excellent transport links, including the A1 close by, it's a great spot for commuting to Newcastle or exploring the surrounding area.

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Internally, the property opens into an inviting entrance hall, complete with a conveniently positioned WC. This leads through to a generously sized lounge. To the rear, you'll find a modern kitchen/diner, featuring Full Integrated appliances, Amtico flooring throughout and double doors that open directly onto the rear paved garden, creating a seamless indoor-outdoor flow.

Upstairs, the property comprises two well-proportioned bedrooms, both served by a centrally located bathroom.

Externally, the home benefits from a low-maintenance paved rear garden which is oriented to the South while off-street parking is positioned to the front.



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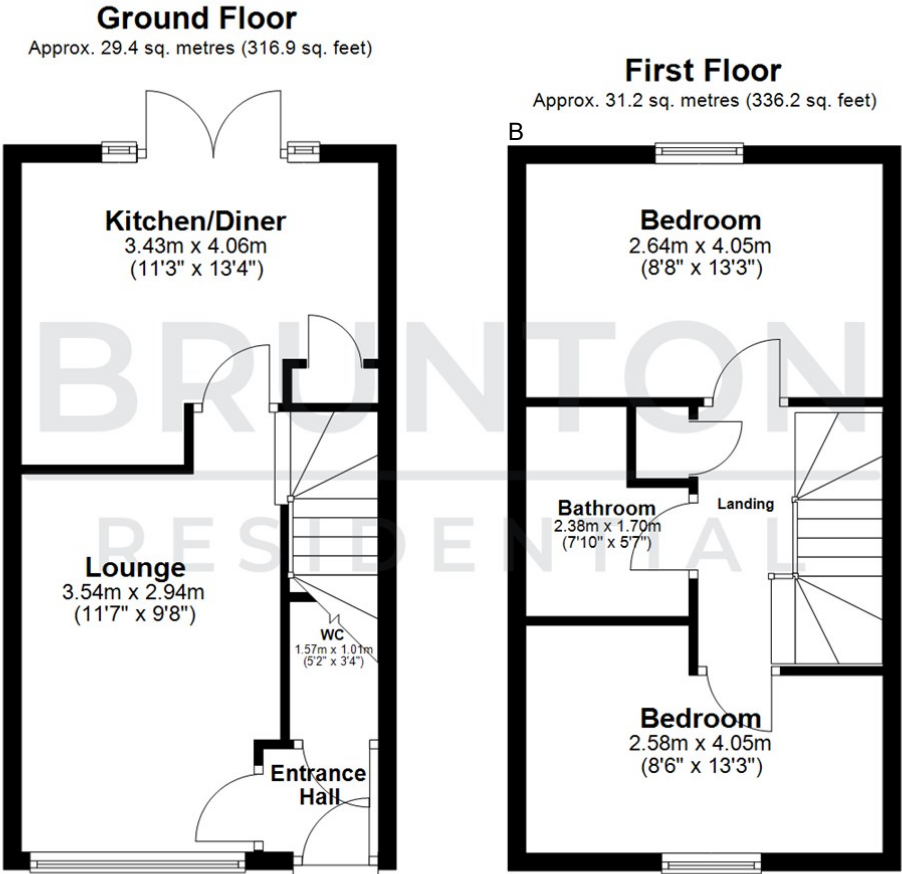
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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