

BRUNTON

RESIDENTIAL



GRANGE COURT, MORPETH, NE61

Offers Over £110,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



IDEAL FTB OR INVESTMENT - TOWN LOCATION - EXCELLENT TRANSPORT LINKS

This self contained flat is well presented throughout and provides an ideal opportunity for first time buyers or those looking for a rental investment.

Situated in a convenient location, on a bus route and within a few minutes walk of the railway station providing excellent transport links for commuters. This property provides an ideal opportunity to get a foot on the ladder within a popular and thriving market town.

Contact us to arrange a viewing.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance hall with stairs leading to the first floor landing. The landing gives access to the the principal bedroom benefiting from fitted sliding door wardrobes. The property has a further useful office/storage room. There is a bathroom equipped with a bath, overhead shower, washbasin, and WC, with tiled flooring.

The hallway also gives access to a spacious lounge featuring a large window and a feature fireplace. From the lounge, you enter a well-equipped kitchen with integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, space for additional appliances, and a range of floor and wall units.

Externally, the property enjoys communal grounds and the added benefit of a garage, which provides secure parking or additional storage options.

BRUNTON

RESIDENTIAL

TENURE : Leasehold

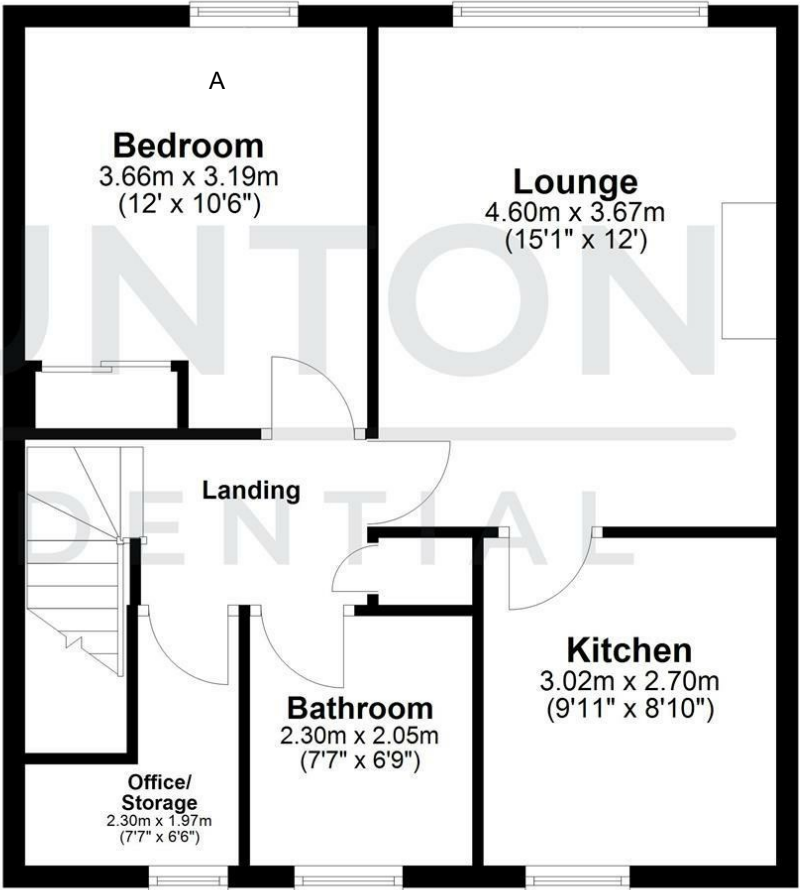
LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : A

EPC RATING : C

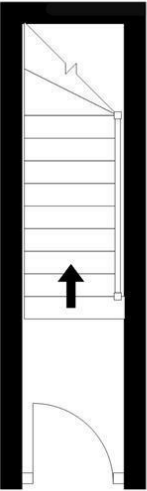
First Floor

Approx. 50.7 sq. metres (546.3 sq. feet)



Ground Floor

Approx. 3.8 sq. metres (41.3 sq. feet)



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