

# BRUNTON

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## RESIDENTIAL



**GERANIUM DRIVE, MORPETH, NE61**

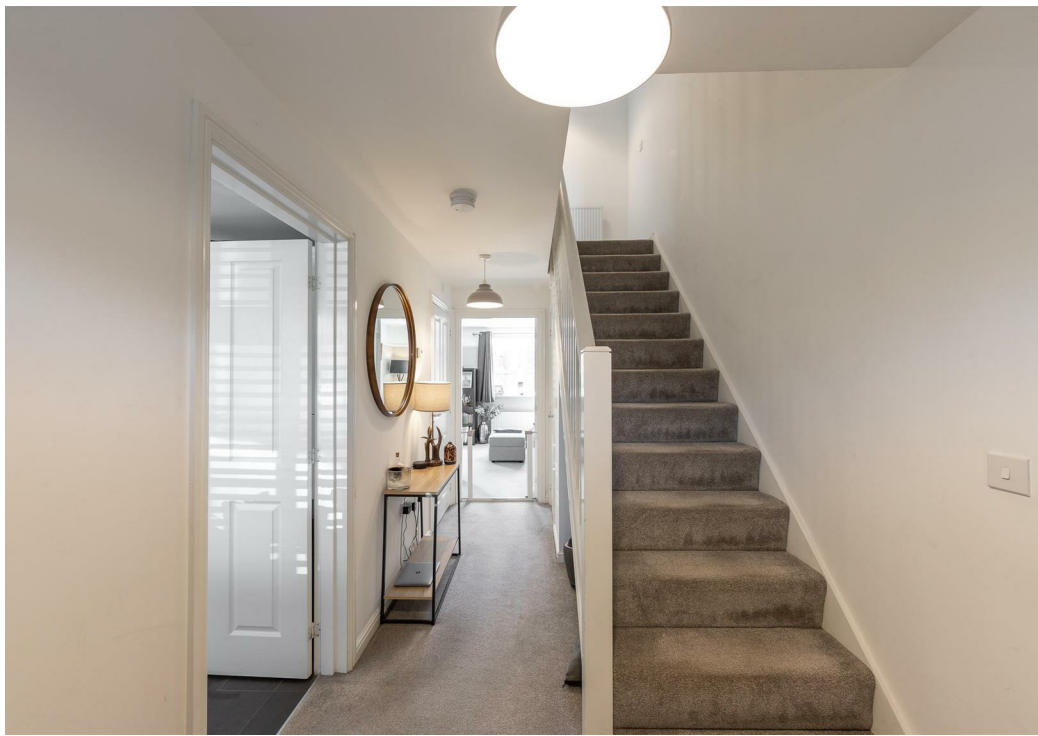
Asking Price £164,500

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### THREE BEDROOMS – MODERN SEMI-DETACHED HOUSE – GARDENS AND DRIVEWAY

Brunton Residential are delighted to offer for sale this modern three-bedroom semi-detached home on Geranium Drive in Morpeth.

The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. There is a generous lounge with access to a convenient storage. Further highlights include a south-facing, enclosed rear garden, ideal for outdoor enjoyment.

Situated in a sought-after residential area, the home enjoys close proximity to Morpeth town centre and a wide range of local amenities, including shops, schools, and excellent transport links.

This is a section 106 affordable housing scheme home to be sold at 70% of the full market value to those meeting buyer criteria.  
<https://www.northumberland.gov.uk/Housing/Affordable-Housing/Buying-and-selling-an-affordable-home.aspx>

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Upon entering, you are welcomed into a hallway, which includes stairs to the first floor, a generous storage cupboard, and a downstairs WC.

To the left, there's a dining kitchen with fitted storage units with work surfaces. There are integrated appliances include a fridge freezer, double oven, hob, and extractor hood. This area is finished with tile-effect flooring. The generous living room occupies the rear of the property and includes another large storage cupboard., window and door to the rear that accesses the rear garden.

Upstairs, the first floor landing gives access to two double bedrooms and a third generous single bedroom. The main bedroom has built-in wardrobes, while the family bathroom has been upgraded featuring full tiling and a mains shower over the bath.

Externally, there's a south-facing enclosed rear garden with a patio, side access for storage and a lawned area. The front garden is open-aspect with a driveway that accommodates two cars, plus nearby visitor parking.



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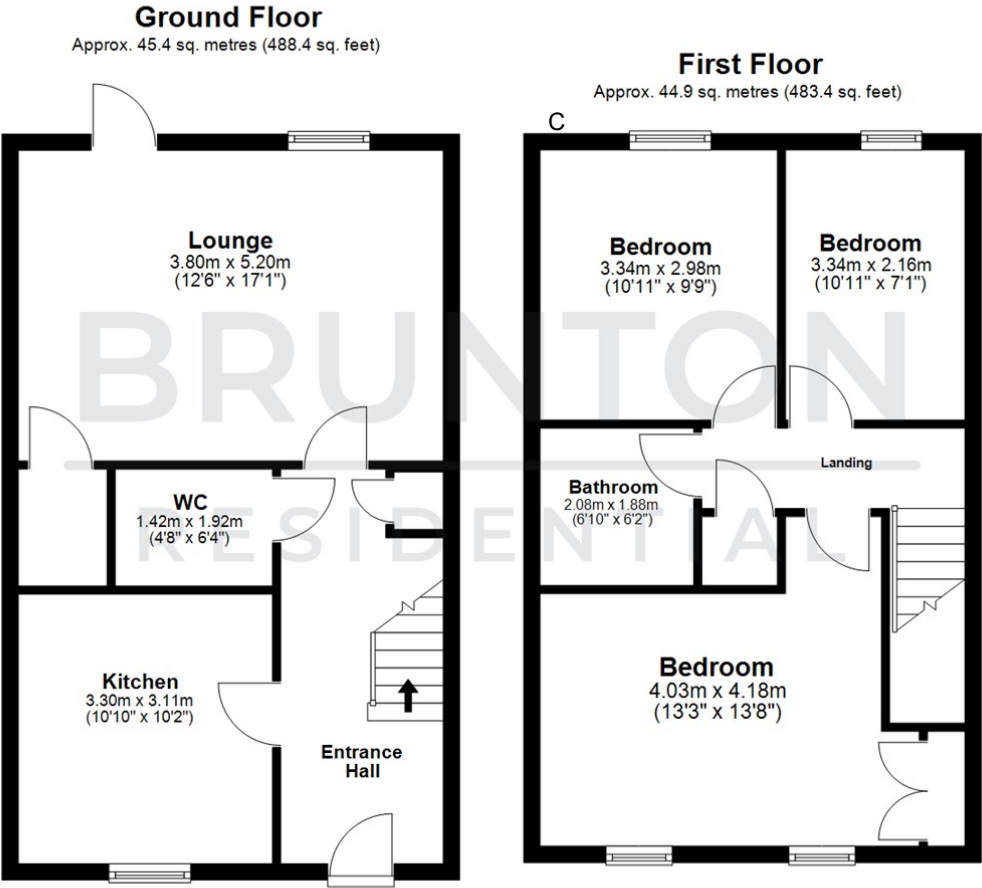
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : B



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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |