

BRUNTON

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NORTHBOURNE AVENUE, MORPETH

Asking Price £300,000

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CENTRAL LOCATION - THREE BEDROOMS - PERIOD PROPERTY

Brunton Residential are delighted to present for sale this ideal family home with retained period charm and a practical, modern interior.

Located in the heart of Morpeth, it offers convenient access to a range of local amenities including successful schools for all ages.. The Town Centre includes a variety of independent shops and restaurants, leisure facilities including a sports centre and park, while also boasting excellent transport links via road and rail.

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Upon entering via an entrance lobby and an inner door to the hallway with storage and stairs leading to the first floor. The living room has a bay window allowing for lots of natural light, a feature fire place in this main reception room to the front aspect. The dining kitchen room has a window to the rear and a fireplace complete with stove inset, while the kitchen itself has been recently upgraded and includes appliances. There is a further utility/office area to the rear with access to the southerly facing yard.

The spacious first floor landing currently incorporates an original built in storage cupboard, and provides access to three, well proportioned bedrooms. A well appointed family bathroom with bath and shower over, completes this floor.

The home has well kept garden to front and a pleasantly presented, enclosed rear yard, offering a good degree of privacy and ideal for outdoor gatherings.

Solar panels have been installed by the curent owner.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	73		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		