

# BRUNTON

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## RESIDENTIAL



**WELLWOOD GARDENS, MORPETH, NE61**

Offers Over £169,950



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### TOWN CENTRE LOCATION | NO UPPER CHAIN | IDEAL STARTER HOME

Delightful two-bedroom terraced home on Wellwood Gardens, Morpeth, offering a perfect blend of comfort and practicality.

This well-presented property features a spacious front-aspect lounge and a modern rear-aspect kitchen on the ground floor. The first floor hosts two well-proportioned bedrooms and a well-appointed family bathroom. The property further benefits from a modern town garden to the front and a low-maintenance, enclosed garden to the rear.

Situated in a sought-after location in Morpeth, the home offers easy access to local shops, schools, amenities, and transport links, making it ideal for families, professionals, or first-time buyers.



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The internal accommodation comprises: An entrance hallway with stairs leading to the first floor landing and to the left is a spacious front-aspect lounge with a feature fireplace, which leads into a kitchen diner to the rear with ample storage and a door providing access to the rear garden. The ground floor also benefits from useful under-stairs storage.

The first-floor landing gives access to two well-proportioned bedrooms, with the master benefiting from built-in storage and shelving, and a well-appointed family bathroom comprising a WC, washbasin, and bath with overhead shower, completing the internal accommodation.

Externally, to the front, the property has a town garden with mature hedging. To the rear is a well-maintained, low-maintenance, enclosed garden with timber fencing, predominantly laid to gravel, with a useful garden shed providing additional storage.





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TENURE : Freehold

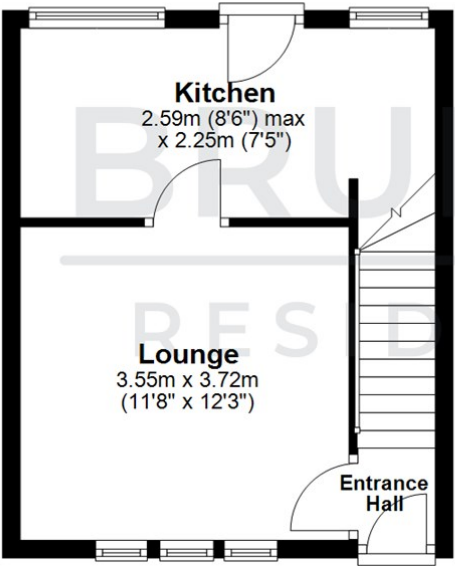
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C

### Ground Floor

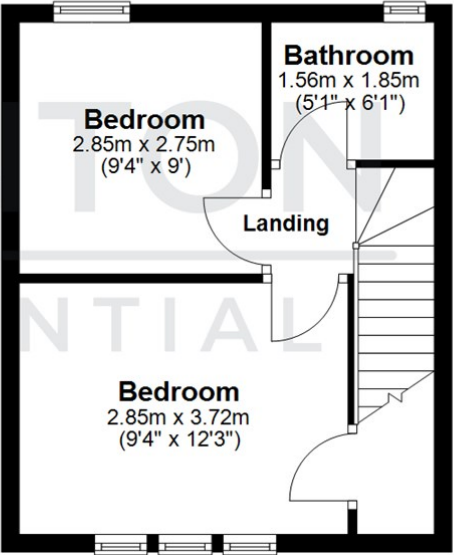
Approx. 22.7 sq. metres (244.4 sq. feet)



A

### First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



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) <b>A</b>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |