

BRUNTON

RESIDENTIAL



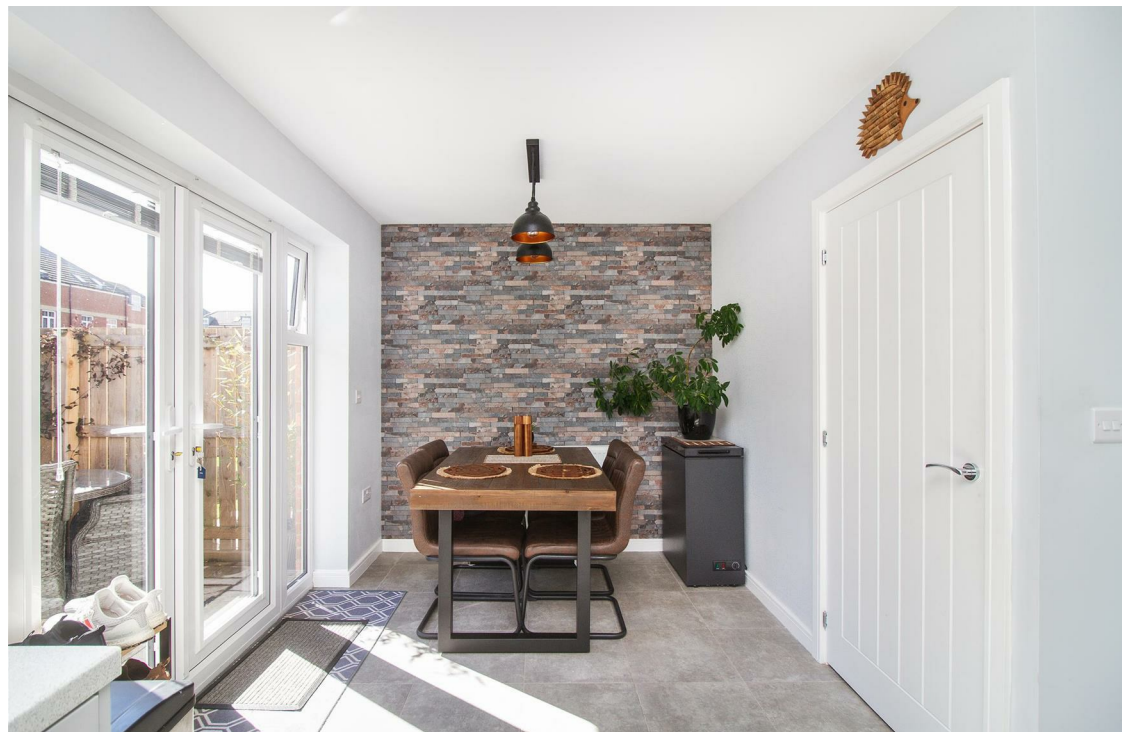
ASHLEY GARDENS, ST MARY PARK, NE61

Asking Price £229,950

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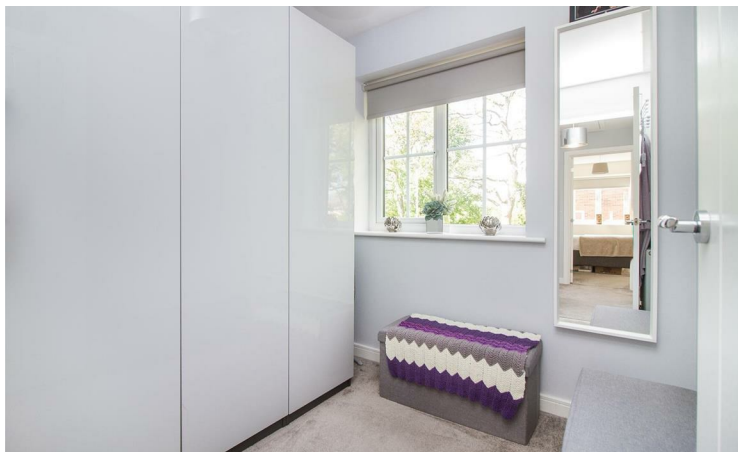


SOUGHT AFTER LOCATION - PERFECT STARTER HOME - FANTASTIC CONDITION

Brunton Residential are delighted to offer this three bedroom semi-detached home located on Ashley Gardens in the popular St. Mary Park in Stannington near Morpeth. This home offers low maintenance gardens and great living space in a very popular location and is ideal for smaller families or first time buyers alike. This development allows use of extensive communal grounds including sports pitches and green areas.

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Accommodation briefly comprises of; entrance hallway with access to downstairs WC and bright, spacious lounge which in turn leads to a full width dining kitchen. The modern kitchen has a range of wall and floor units with coordinated work surfaces and fitted appliances. There are French doors and windows over looking the rear gardens.

The first floor consists of a master bedroom with access to an ensuite shower room and store cupboard.

Bedroom two is large enough to accommodate a double bed and furniture whilst bedroom three is currently used as a home office. There is also a family bathroom and the loft has been boarded to provide additional storage.

Externally, there is a low maintenance garden to the front with pathway access to the property whilst the south-facing rear garden has paved and lawned areas and fenced boundaries. There is a driveway to the side of the property providing off-street parking.



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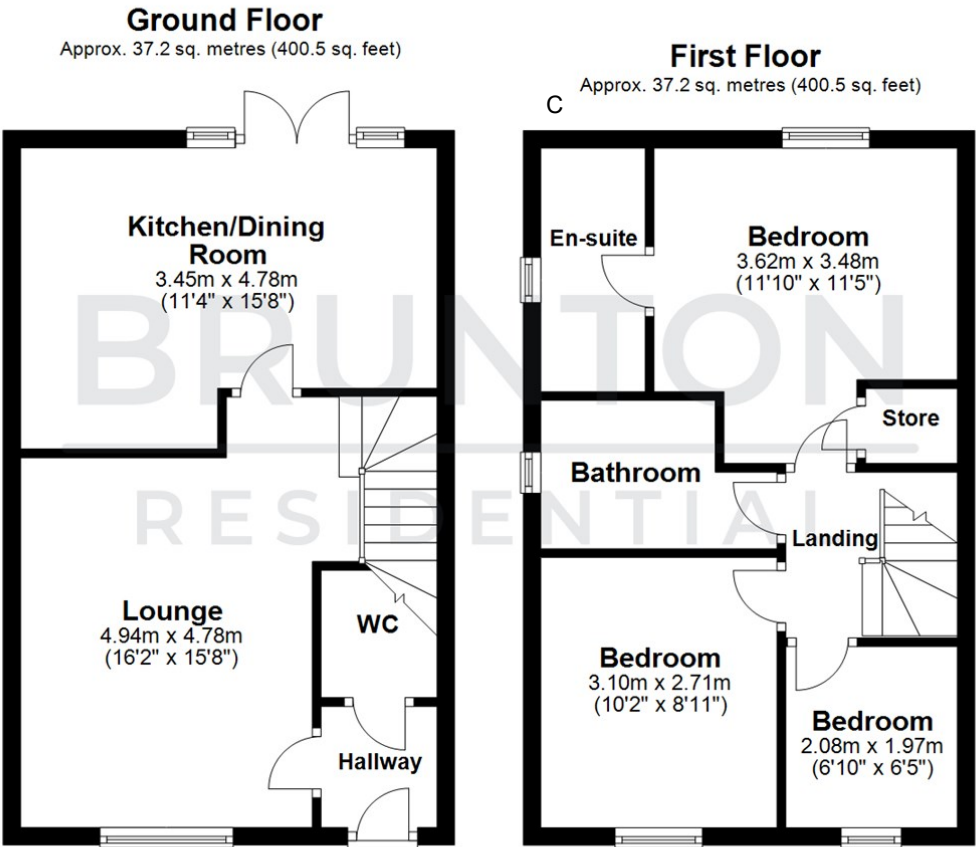
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

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	83	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	