

**BRUNTON**  
RESIDENTIAL



**BOWYER WAY, MORPETH, NE61**

Asking Price £185,000

**BRUNTON**  
RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





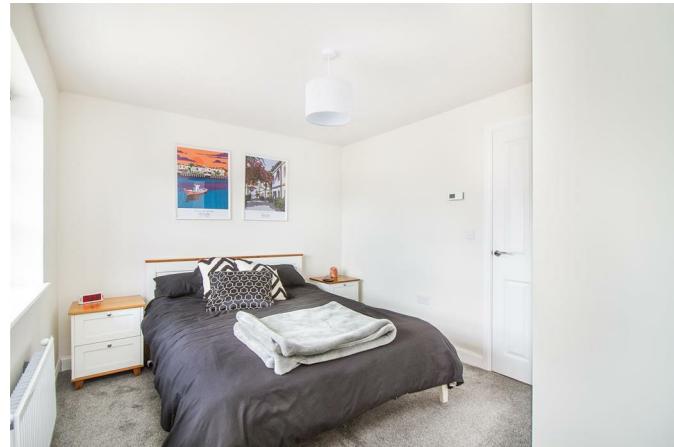
**TWO BEDROOMS - IDEAL FIRST TIME BUY/INVESTMENT - POPULAR AREA**

Modern Two-Bedroom Mid-Terraced Home with Shaker-Style Kitchen, Enclosed Rear Garden, and Off-Street Parking in the popular Southfield Estate.

Well-presented throughout, this home offers a front-aspect lounge, a modern kitchen diner with shaker-style units, a downstairs WC, two bedrooms, a family bathroom, and an enclosed rear garden.

The property enjoys convenient access to local amenities including an excellent selection of shops, restaurants and leisure facilities in the town. Local schooling is sought after while transport links are nearby, including a well connected rail station.

**BRUNTON**  
RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation briefly comprises: Entrance vestibule with wood effect flooring, leading into the lounge which features a front-facing window and stairs to the first floor. The lounge opens into a spacious kitchen diner, also laid with wood effect flooring, which includes a storage cupboard, access to the downstairs WC, and French doors opening out to the rear garden. The kitchen is fitted with modern shaker-style units, integrated appliances including an oven, hob, and extractor fan, with further space for additional appliances.

To the first floor, the landing gives access to two well-proportioned bedrooms, one of which benefits from a storage cupboard. The family bathroom is fitted with a bath and overhead shower, washbasin, WC, and a heated towel rail.

Externally, to the rear, there is an enclosed garden offering a lawned area, a paved seating section, and fenced boundaries for a private outdoor setting.



# BRUNTON

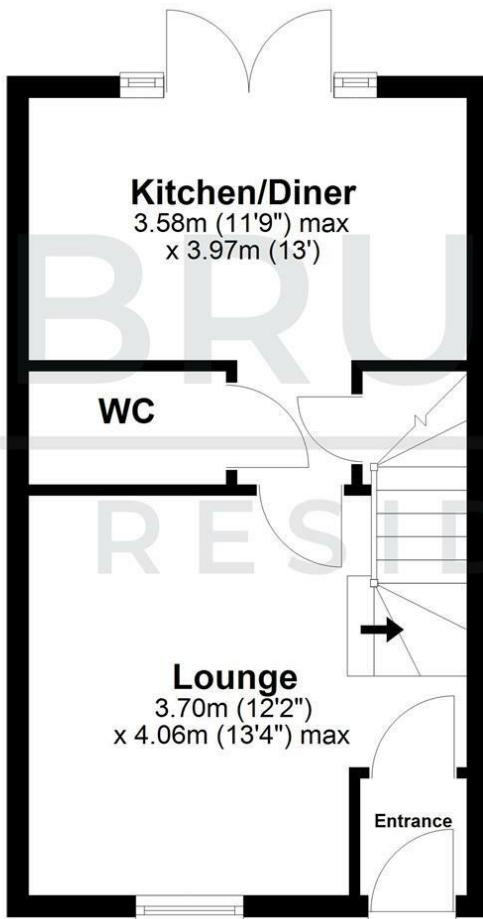
---

## RESIDENTIAL

TENURE : Freehold

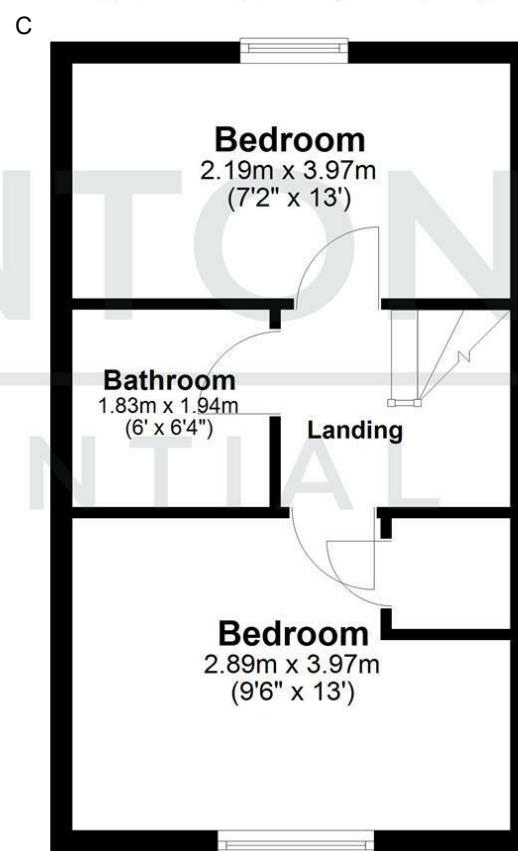
### Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	
(81-91) B	84	
(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		