

BRUNTON

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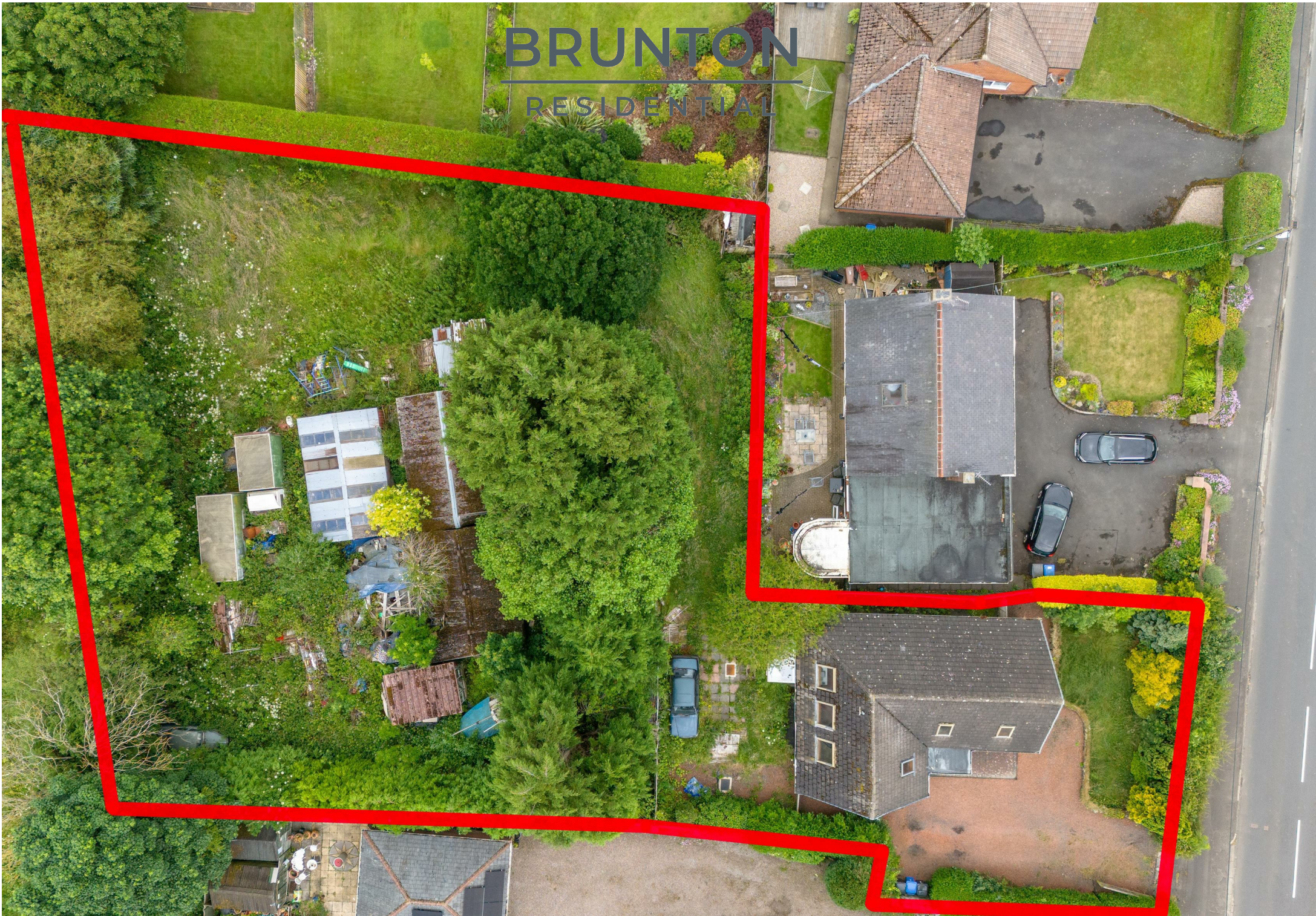


STATION ROAD, STANNINGTON, NE61

Auction Guide £450,000

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****ATTENTION PROPERTY DEVELOPERS****

Detached Dutch Style Bungalow Situated on a Substantial Garden Plot That Extends to Over 0.5 Acres, Boasting a Generous First Floor Lounge/Diner, Kitchen/Breakfast Room, Three Double Bedrooms, Family Bathroom plus En-Suite, Large Multi-Car Driveway, Front Garden & Extensive Rear Gardens with Outbuildings & No Onward Chain!

This detached family home is in need of some internal modernisation and is ideally located on Stannington Station Road, Stannington. Stannington Station Road, which is tucked just off from the A1, is perfectly placed to provide easy access into the delightful market town of Morpeth with its shops, cafes, restaurants and outstanding local schooling.

The property is also positioned to provide easy access into Newcastle City Centre, which is found only 15 minutes away by car, and also offers easy links throughout the region.

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The property is accessed via large, gravelled driveway which offers secure off-street parking for multiple vehicles. To the front is a south facing lawned garden with hedged boundaries and wooden gate which opens to the road.

The internal accommodation comprises: Porch leading into a central hallway with staircase leading to the first floor and under-stairs store cupboard. The ground floor provides access to three bedrooms, of which two are larger doubles, a good-sized family bathroom with five-piece suite and en-suite bathroom. There is also a ground floor utility room with tiled flooring.

The stairs then lead up to the impressive first floor living and dining space, which measures 29ft in length, with several 'Velux' windows, vaulted ceiling with exposed roof truss. The living area enjoys an exposed brick wall. A door from the living space, then leads into the kitchen/breakfast room. Kitchen/breakfast room with integrated appliances and dual aspect windows.

Externally, the property benefits from a substantial garden plot, which clearly offers potential to be developed (subject to the correct planning consents). The garden and plot extend to approximately 0.5 acres and currently offers several outbuildings with hedged and fenced boundaries.

Priced to reflect full modernisation throughout, the property is offered to the market with no onward chain and viewings are advised.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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TENURE : Freehold

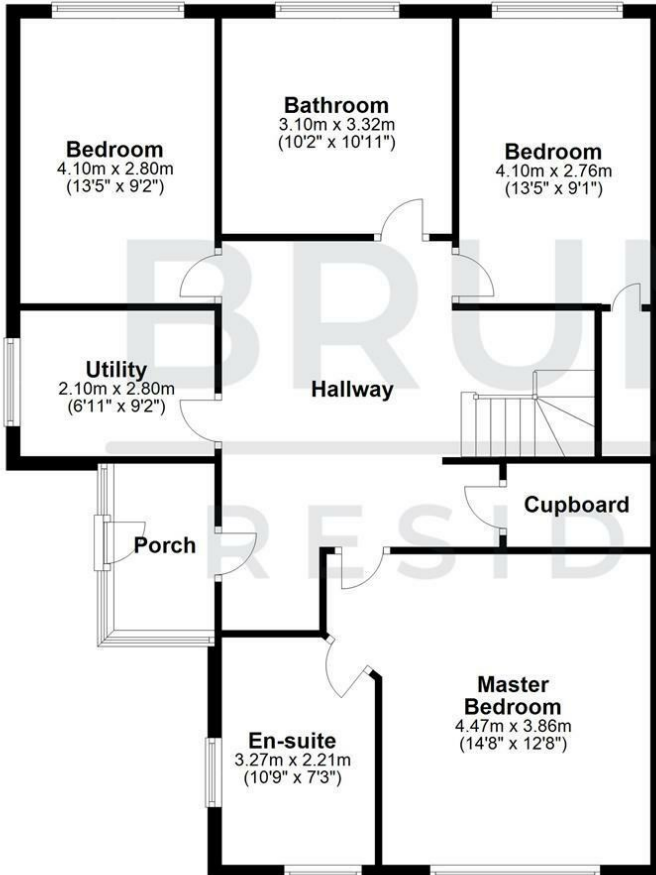
LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : F

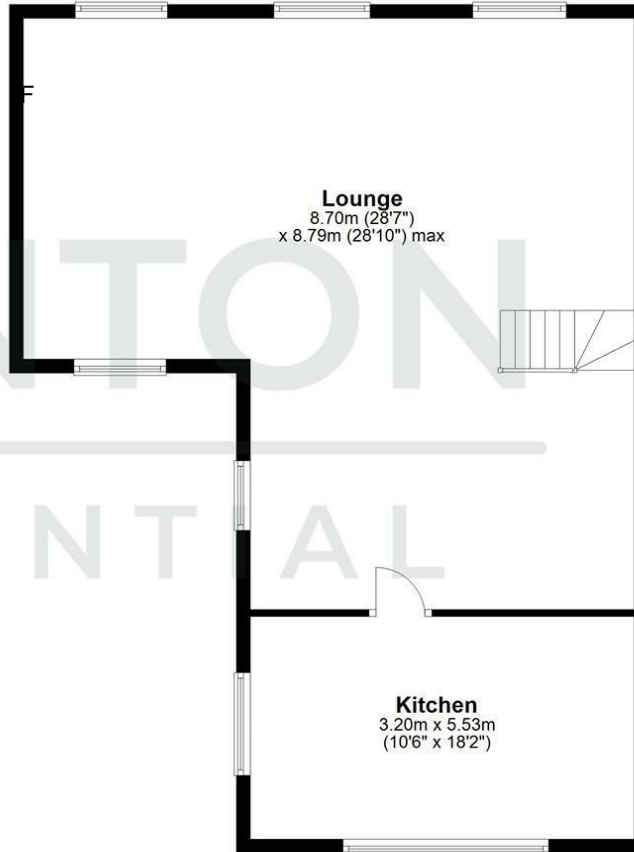
EPC RATING : D

SERVICES :

Ground Floor
Approx. 97.0 sq. metres (1044.2 sq. feet)



First Floor
Approx. 82.3 sq. metres (886.2 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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	