

BRUNTON

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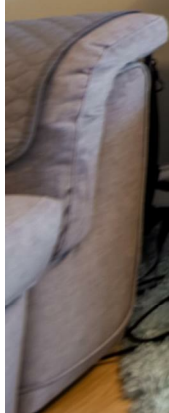


EDEN GROVE, MORPETH, NE61

£290,000

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SOUGHT AFTER LOCATION - EXCELLENT FAMILY HOME - FOUR/FIVE BEDROOMS
Brunton Residential are delighted to offer this semi-detached home located on Eden Grove in Morpeth. This home is in a sought after location, offers versatility with an additional reception room or fifth bedroom and off-street parking. The property is a short walk from Morpeth town centre and Morpeth train station, which provides links to Newcastle , Edinburgh and beyond. The A1 is within easy access and the property is also located close to the popular Stobhillgate & Morpeth First Schools and would make an excellent family home.

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Accommodation briefly comprises; entrance hallway with store cupboard and access to spacious lounge and dining room with bay window to the front. There is a large kitchen space to the rear providing access to the rear garden. The kitchen itself provides a range of wall and floor units, breakfast bar, coordinated work surfaces and some fitted appliances. The garage has been converted to create a versatile space which could be a home office or bedroom with convenient ensuite shower room. To the first floor, the landing has a store cupboard and provides access to all bedrooms. The main bedroom is to the front of the property with fitted wardrobes, bedroom two also has access to fitted wardrobes and a store cupboard whilst there are two further double bedrooms. A fully-tiled, family bathroom completes the internal accommodation and provides WC, basin, bath and walk-in shower.

Externally, to the front of the property is a lawned garden and block paved driveway providing off-street parking. To the rear is a low maintenance, paved garden which soaks up the sun throughout the day with hedged boundaries.



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TENURE : Freehold

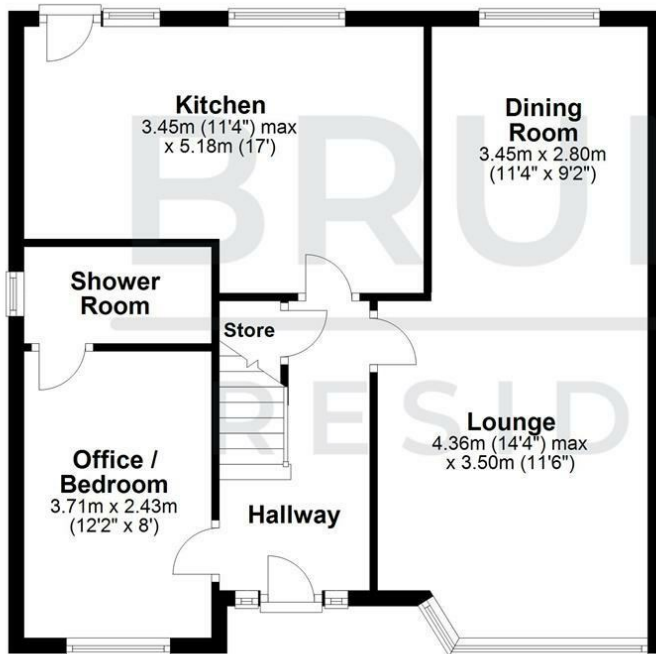
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

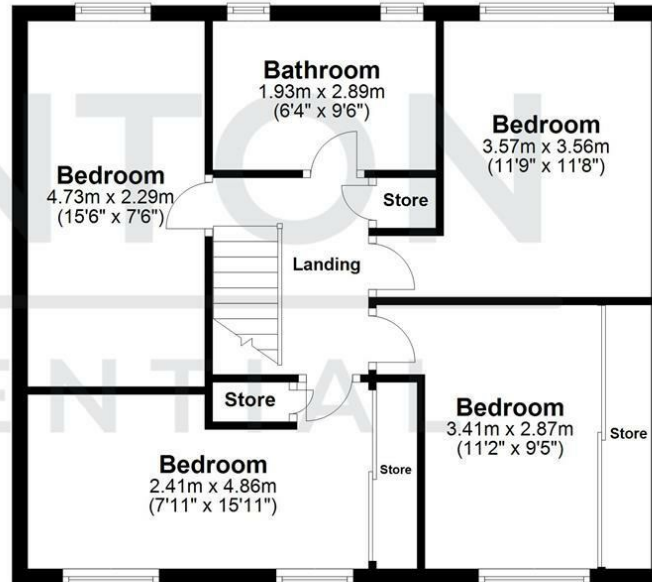
EPC RATING : C

SERVICES :

Ground Floor



C First Floor



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			85
(81-91) B			
(69-80) C		74	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	