

BRUNTON

RESIDENTIAL



STATION ROAD, STANNINGTON, MORPETH, NE61

Offers Over £280,000

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TWO/THREE BEDROOMS – DETACHED BUNGALOW – DESIRABLE LOCATION

Brunton Residential are delighted to offer for sale this well maintained detached bungalow located in a peaceful setting just outside Morpeth.

The property currently offers two reception rooms, two double bedrooms, a kitchen and conservatory to the rear of the property. Further highlights include a southerly-facing rear garden and off-street parking.

Located in the popular area of Stannington Station, the property benefits from a semi-rural setting with easy access to local amenities, a nearby farm shop, and excellent transport links via the A1.

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Upon entering through the front door, you are welcomed into an entrance hallway which provides access to two double bedrooms, both benefitting from front-facing windows that allow for plenty of natural light.

To the left, you'll find the family bathroom, fitted with a bathtub. Further along the hallway is a separate room currently used as a dining room, which could easily be repurposed as a third bedroom if desired.

The property features a spacious lounge, complete with a stone fireplace and gas fire inset. From here, you have access into the rear conservatory, which enjoys views of the southerly-facing garden and opens directly onto it.

The kitchen is well-appointed with wood-finished wall and base units, as well as integrated appliances including a fridge/freezer, oven, hob, and extractor fan. French doors lead from the kitchen to the rear patio area, offering a pleasant indoor-outdoor flow.

Externally, the property enjoys gardens to both the front and rear, a detached garage with power, lighting, window and an electric up-and-over door. The driveway provides off-street parking for three to four vehicles.



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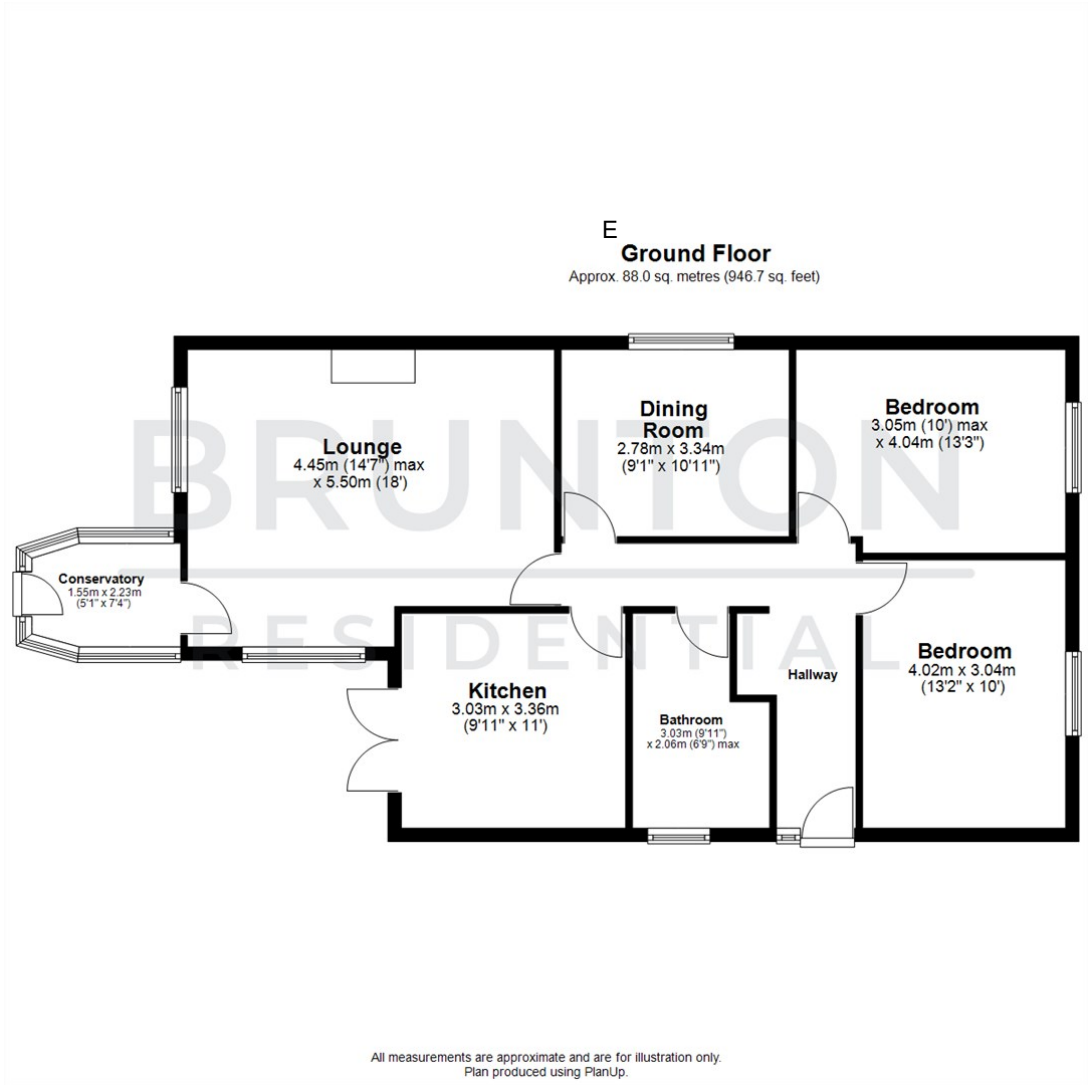
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : D



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		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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