

# BRUNTON

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## RESIDENTIAL



**ABBOTS WAY, MORPETH, NE61**

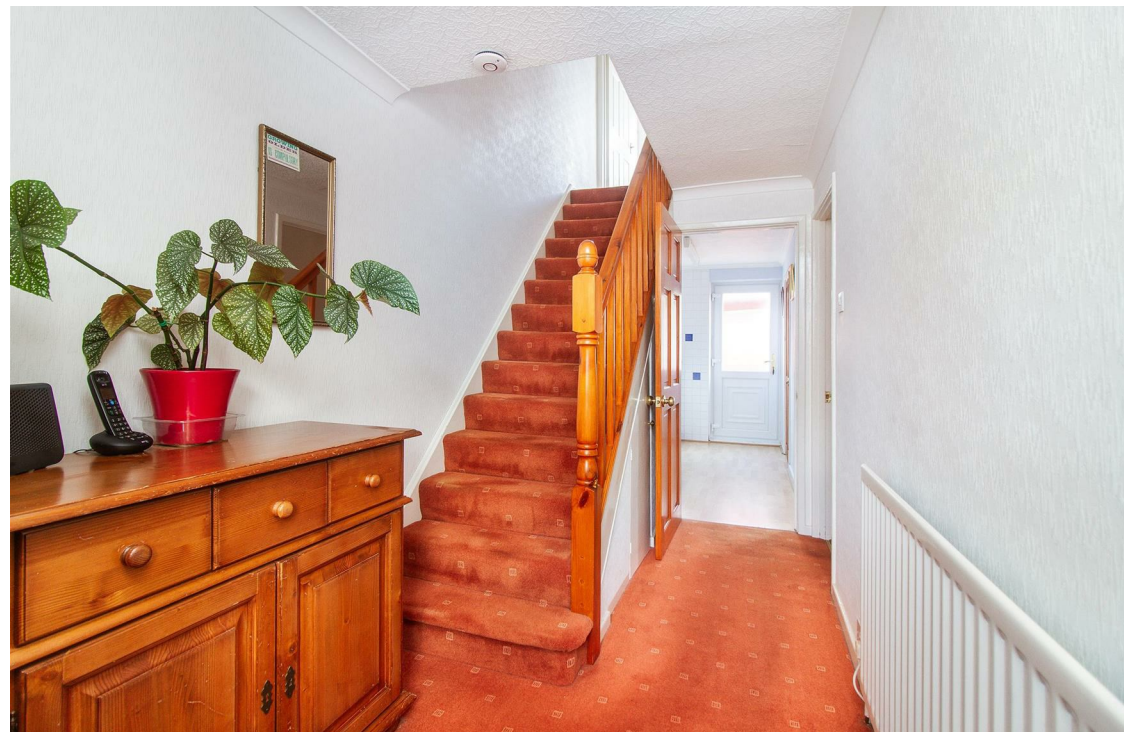
**Offers Over £165,000**

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### IDEAL FIRST TIME BUY - POPULAR AREA - NO UPPER CHAIN

Well-Proportioned Three-Bedroom Terraced Home with Two Reception Rooms and Rear Garden,  
Positioned on Abbots Way in Morpeth

This terraced property offers two good-sized reception rooms, kitchen, a fitted shower room, and three well-sized bedrooms. Externally, the home benefits from a outhouse/utility, paved rear garden enclosed for privacy, as well as a charming front town garden.

Located in a popular residential area of Morpeth, the property is within easy reach of local schools, shops, and green spaces, offering a convenient lifestyle in a well-connected and community-focused setting.

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The internal accommodation briefly comprises: Entrance into a central hallway with stairs rising to the first floor. To the right-hand side, there is access to two separate reception rooms—one positioned at the front of the property, currently used as a lounge, which features a front-aspect window and a feature fireplace, and the second at the rear, used as a dining or sitting room, with views overlooking the rear garden. At the end of the hallway is the kitchen, which is fitted with a range of wall and base units, integrated oven and hob, a useful pantry cupboard, and a door providing external access to the rear garden and outhouse.

To the first floor, the landing leads to three well-proportioned bedrooms, including a principal bedroom with a full wall of fitted wardrobes. Serving all rooms is a modern and fully tiled shower room, complete with a walk-in shower, WC, washbasin, and a radiator.

Externally, the property enjoys a pleasant town garden to the front with established planting and walled boundaries, while the rear garden is paved for ease of maintenance and includes walled boundaries with gated access onto the rear lane.



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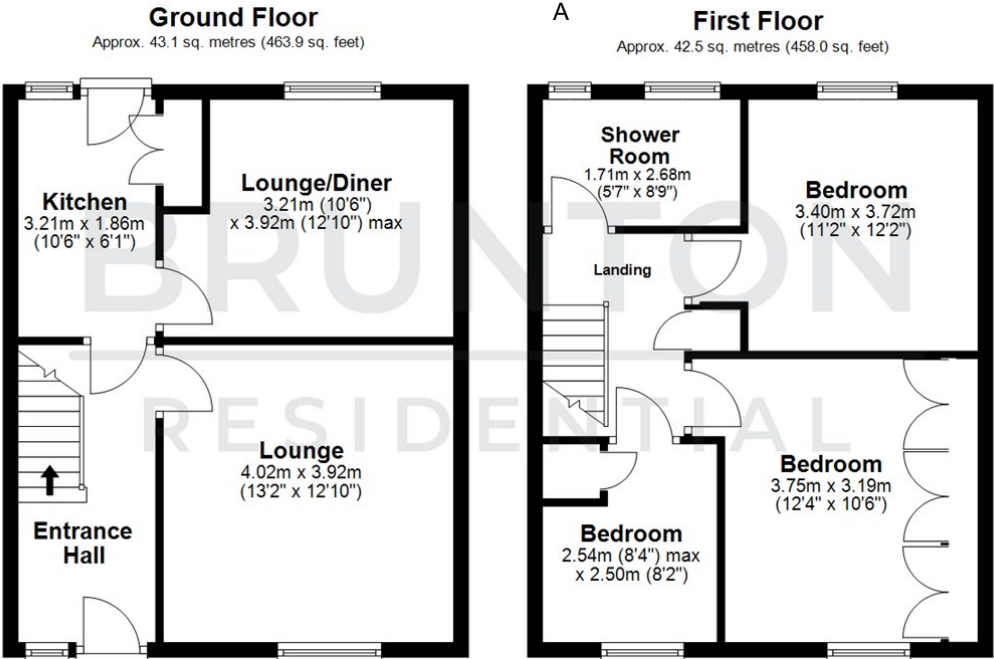
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TENURE : Freehold

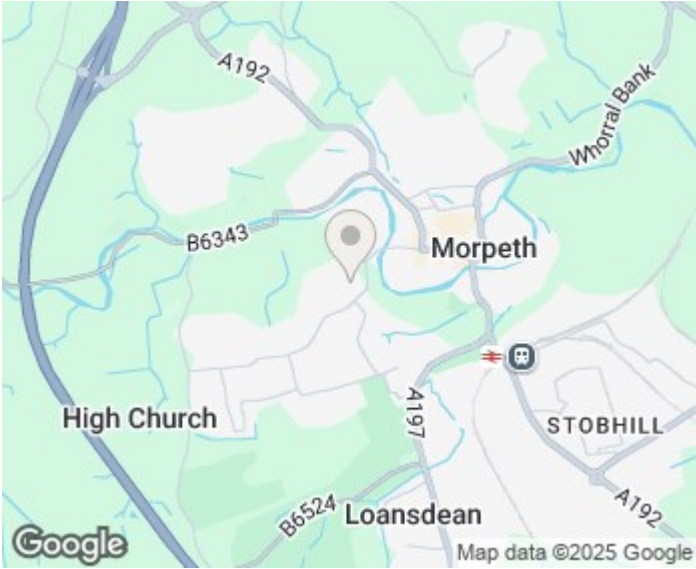
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING :



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |