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BOWYER WAY, MORPETH, NE61

£92,500

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TWO BEDROOM - IDEAL FIRST TIME BUY - SHARED OWNERSHIP SCHEME

Modern Two-Bedroom Mid-Terraced Home with Shaker-Style Kitchen, Enclosed Rear Garden, and Off-Street Parking in Morpeth

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.

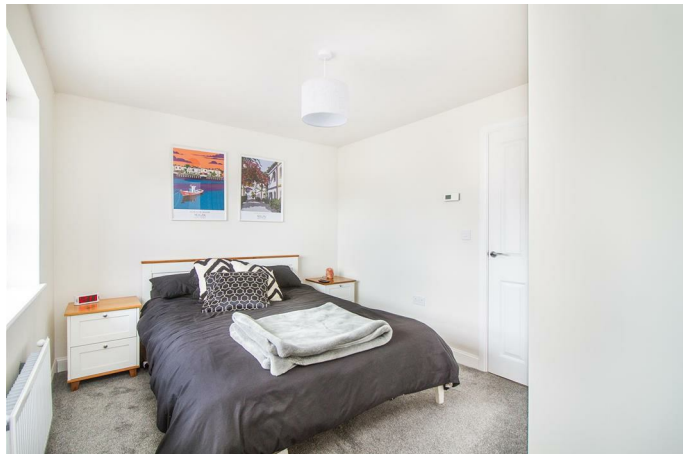
Situated in Morpeth, the property enjoys convenient access to local amenities and excellent transport links to the town centre, Newcastle, and beyond.

Current additional costs are - Rent: £241.82 pcm. Lease management fee: £23.34 pcm. Buildings Insurance: £7.48 pcm. These costs are subject to annual review.

CRITERIA APPLIES - ASK FOR MORE INFO.

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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.



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TENURE : Leasehold

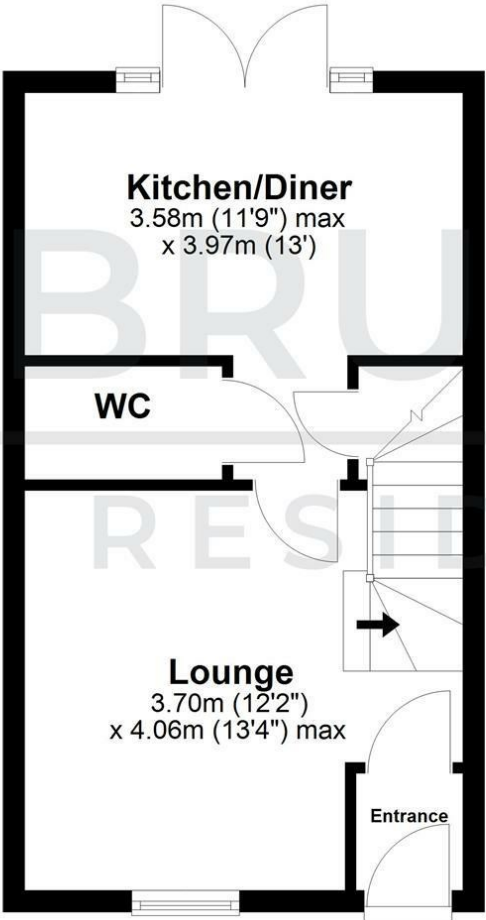
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B

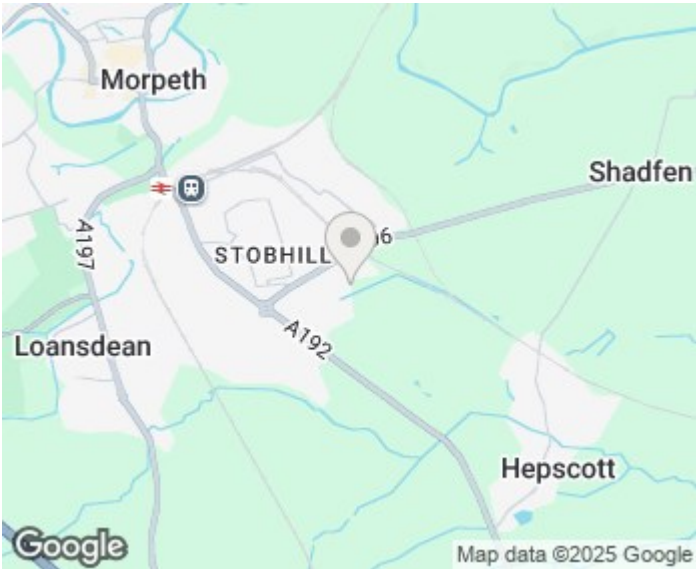
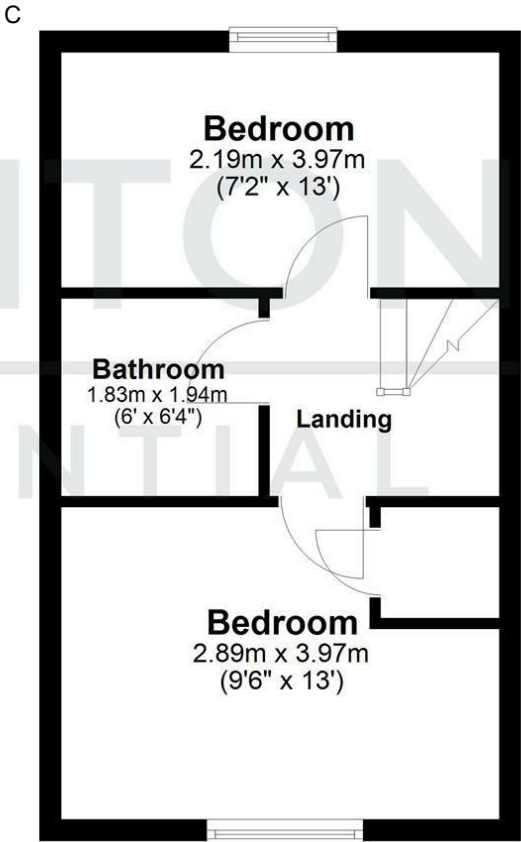
Ground Floor

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



First Floor

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



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