

# BRUNTON

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## RESIDENTIAL



MANCHESTER STREET, MORPETH, NE61

£195,000

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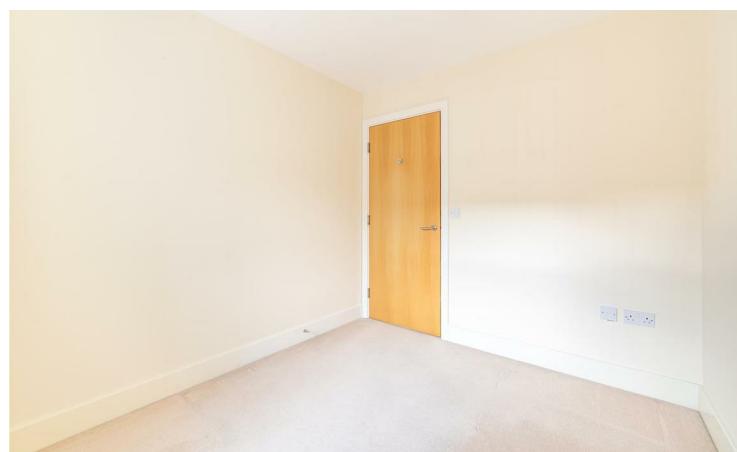
Delightful two-bedroom first-floor apartment on Manchester Street in Morpeth.

This well-maintained home offers a spacious lounge/dining room, a modern fitted kitchen, two bathrooms, and two useful storage cupboards.

The property is ideally located in the heart of Morpeth, just a short walk from the town centre with its wide range of shops, supermarkets, cafés, and restaurants. Excellent schooling is available locally, along with leisure facilities such as Carlisle Park and the Riverside leisure centre. Morpeth Railway Station provides regular services to Newcastle and beyond, while convenient road links via the A1 make commuting straightforward.

Leasehold with 979 years remaining and charges of approx £125 a month.

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This apartment comprises: an entrance hallway with a useful storage cupboard. To the right is the master bedroom, benefitting from a front-aspect window, a built-in storage cupboard, and an en-suite shower room with wooden flooring, a washbasin, WC, and a walk-in shower cubicle. Straight ahead from the hallway is the second bedroom, also enjoying a front-aspect window.

There is a main bathroom with wooden flooring, tiled walls, a washbasin, WC, and a bath with an overhead shower. At the end of the hallway lies a spacious lounge/dining area, which flows into a modern kitchen. The kitchen is well-equipped with integral appliances and a range of floor and wall units, providing excellent storage and ample work surface space.

The property has secure parking to the lower ground floor and has lift access through the building.  
No Upper chain.



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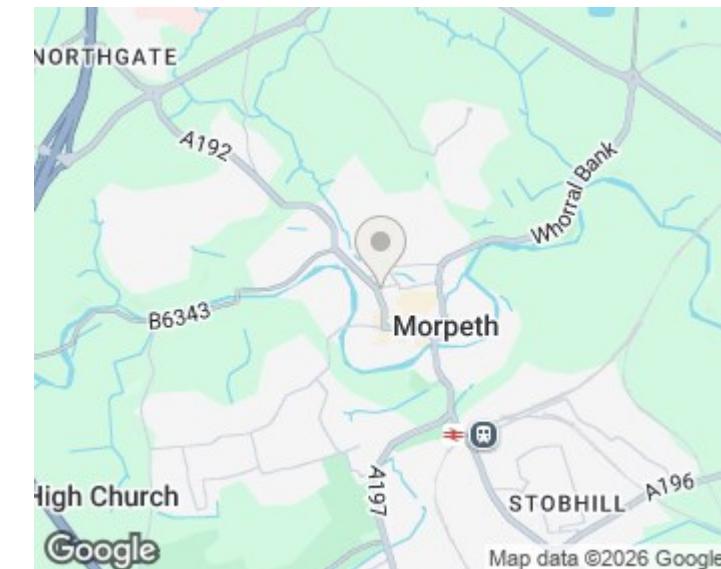
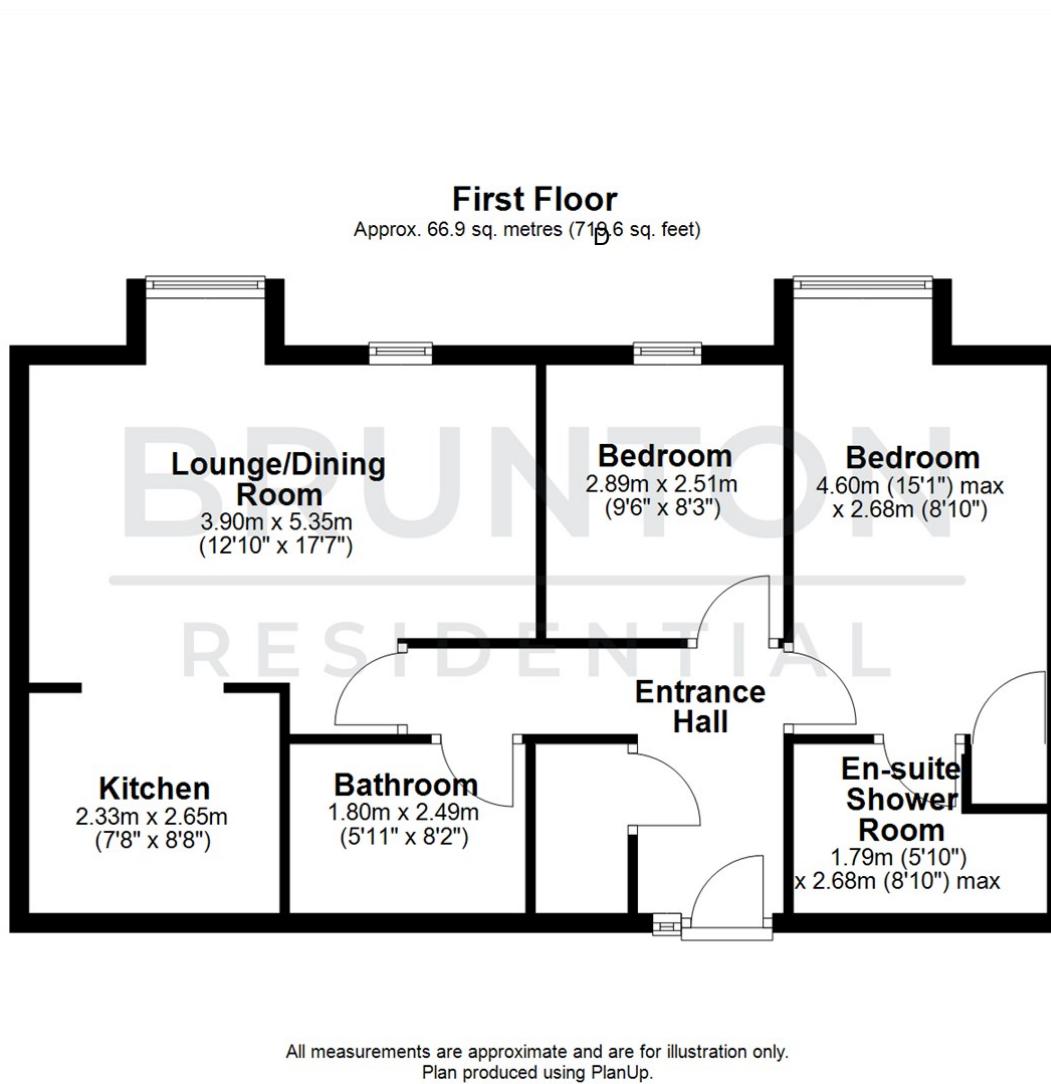
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		