

# BRUNTON

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## RESIDENTIAL



**SLEEKBURN, STOBHILL, NE61**

Asking Price £195,000

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Brunton Residential present this beautifully presented, two bedroom end terraced home, ideally located in the modern residential area of Stobhill, Morpeth. This modern property offers stylish, move in ready accommodation with a bright open-plan kitchen, dining and living space featuring French doors leading out to a well-maintained, private rear garden.

Located within easy reach of Morpeth town centre with its impressive local amenities, transport links, and well regarded schools. This property is perfect for first time buyers, downsizers, or investors seeking a move in ready home in a popular residential area.

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Upon entering the home, you walk into a lobby area with access to a convenient ground floor WC, then onto a bright and inviting open plan living space. The sophisticated kitchen is finished with sleek gloss units, integrated appliances, and premium work surfaces. Flowing seamlessly from the kitchen, the lounge area offers a calming environment with soft, neutral décor and abundant natural light. French doors draw the eye outward to the garden, enhancing the sense of space and creating a perfect indoor outdoor connection. The rear garden is beautifully landscaped, fully enclosed, and designed for both relaxation and offering low maintenance.

Upstairs, the property continues to impress with two excellently proportioned bedrooms. The contemporary family bathroom is finished to a high standard, featuring stylish fittings, a full-sized bath with overhead shower, and modern tiling.

A private driveway provides convenient off-street parking.

The property was built by Barratt Homes and benefits from the rest of the new build guarantee.



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TENURE : Freehold

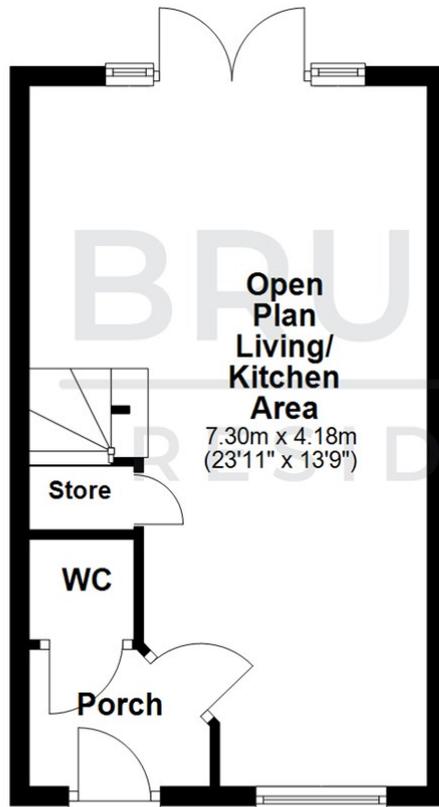
LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : B

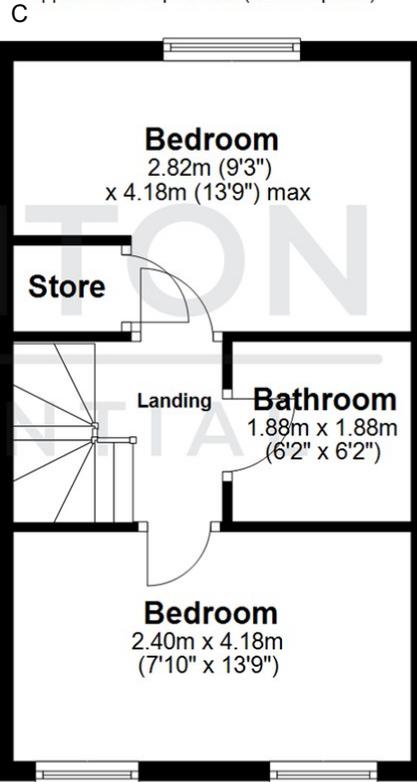
### Ground Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



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>	<b>97</b>
(81-91) <b>B</b>	<b>83</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	
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	
EU Directive 2002/91/EC	