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**GRANGE ROAD, MORPETH, NE61**

Offers Over £259,950

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MODERN TOWNHOUSE | GARDEN AND DRIVEWAY | CLOSE TO TOWN

Stylish & Well Presented Modern Home Boasting Over 1,100 Sq ft of Internal Living Space, with a Great Living Room, Open Plan Kitchen/Diner, Three Bedrooms, Family Bathroom plus En-Suite & Delightful Landscaped Rear Gardens with Covered Terrace.

This excellent modern terraced home is ideally located on the desirable Grange Road, Morpeth. Grange Road, is perfectly situated within the suburb of Stobhill and is placed just a short walk from the popular and historic market town of Morpeth.

Morpeth itself is a popular market town, offering a wide range of shops, cafés, restaurants and everyday amenities. The town also benefits from outstanding local schooling, excellent leisure facilities and attractive outdoor spaces, including Carlisle Park alongside the River Wansbeck. Morpeth railway station provides services towards Newcastle City Centre and throughout the region, while road links offer convenient access to the surrounding Northumberland area.

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The internal accommodation comprises: An entrance hallway with stairs leading to the first floor and access to the principal ground-floor rooms. To the right is a spacious front-aspect lounge, beautifully decorated and offering ample space for lounge furniture. A useful under-stairs storage cupboard provides additional practicality, while the room's attractive finish creates a comfortable setting for relaxing.

To the rear of the ground floor is an open-plan kitchen and dining room, providing a sociable space for everyday living and entertaining. The kitchen is fitted with contemporary cabinetry, contrasting work surfaces and integrated cooking appliances, with additional space for household appliances. The dining area sits alongside the kitchen, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. Wood-effect flooring and recessed ceiling lighting complement the modern finish.

The first-floor landing provides access to two bedrooms and the family bathroom. Both bedrooms offer versatile accommodation, with space for bedroom furniture and storage. The family bathroom is fitted with a bath and overhead shower, complemented by a glass shower screen and a modern suite comprising a WC and wash hand basin.

The second floor is dedicated to the master bedroom, creating a spacious and private retreat. The room benefits from dual-aspect Velux skylights, which allow natural light to fill the space, along with useful storage within the sloping roofline. An en-suite shower room completes the accommodation, fitted with a shower, WC and wash hand basin.

Externally, the property benefits from an attractive rear garden with a vegetable-garden feel, featuring raised planting beds, established greenery and space for growing produce. A covered decked seating area provides an additional space for outdoor dining and relaxation. Off-street parking is available within the communal parking area serving the building.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B










