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BARTIES TOWN, SOUTH BROOMHILL, MORPETH, NE65

Offers Over £279,950

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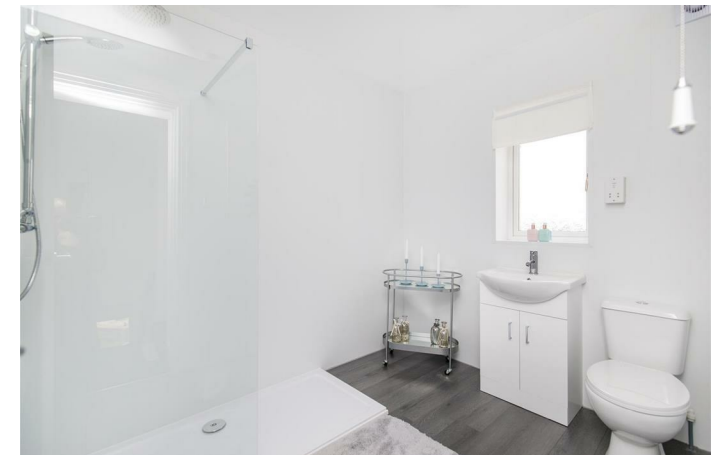
Delightful three-bedroom semi-detached home enjoying a peaceful setting within South Broomhill, offering well-proportioned accommodation alongside impressive open views across the surrounding countryside.

The property combines charm and practicality, featuring a spacious lounge with a striking exposed brick fireplace and gas fired stove, a separate dining room ideal for entertaining, and a modern fitted kitchen with ample storage and workspace. To the first floor, there are three well-proportioned bedrooms and a contemporary shower room, with the home benefiting from a pleasant outlook to both the front and rear, enhancing the overall sense of space and light. Externally, the property enjoys a landscaped front garden and a low-maintenance rear garden with a raised decking area, both perfectly positioned to take full advantage of the far-reaching rural views, creating an ideal space for relaxing or entertaining.

The property is located within South Broomhill, a semi-rural village offering a quiet lifestyle while still being within easy reach of local amenities, schools and transport links. The nearby coastline and access routes into Morpeth and surrounding areas further enhance the appeal, making it a well-connected yet tranquil place to live.

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The internal accommodation comprises: a welcoming entrance porch leading into the main hallway, with stairs rising to the first-floor landing. To the right, there is a spacious lounge featuring a striking exposed brick fireplace with a gas fuel stove, creating a warm and characterful focal point. To the left, an opening leads through to a well-proportioned dining room, offering a great space for entertaining and enjoying views towards the rear. Beyond this, the kitchen is fitted with a range of wall and base units, complemented by ample work surface space and a pleasant outlook over the garden. A ground-floor WC is conveniently positioned off the hallway.

To the first floor, the landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation and enjoying open aspects. The rooms are served by a modern shower room, fitted with a walk-in shower, WC and wash hand basin, finished in a clean and contemporary style.

Externally, to the front of the property, there is a well-maintained approach with a pleasant outlook, enhancing the home's kerb appeal within this quiet setting. To the rear, the property benefits from a low-maintenance garden, featuring a raised decking area and gravelled sections, thoughtfully arranged to take full advantage of the surrounding countryside views. The elevated position provides a particularly attractive outlook, making this an ideal space for relaxing or outdoor seating.



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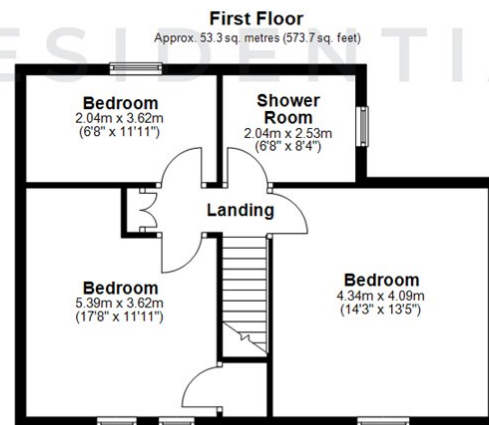
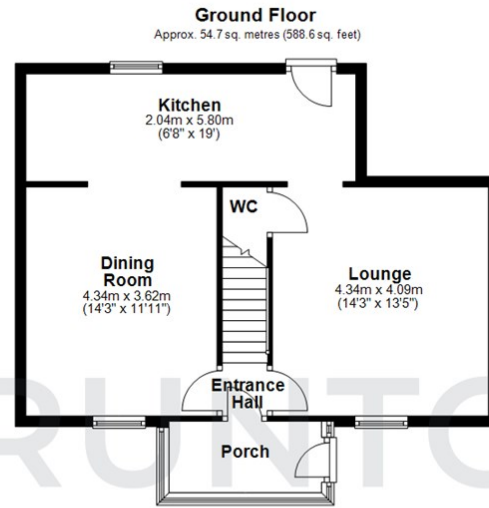
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 108.0 sq. metres (1162.3 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) 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			
		62	75
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	