

**BRUNTON**  
RESIDENTIAL



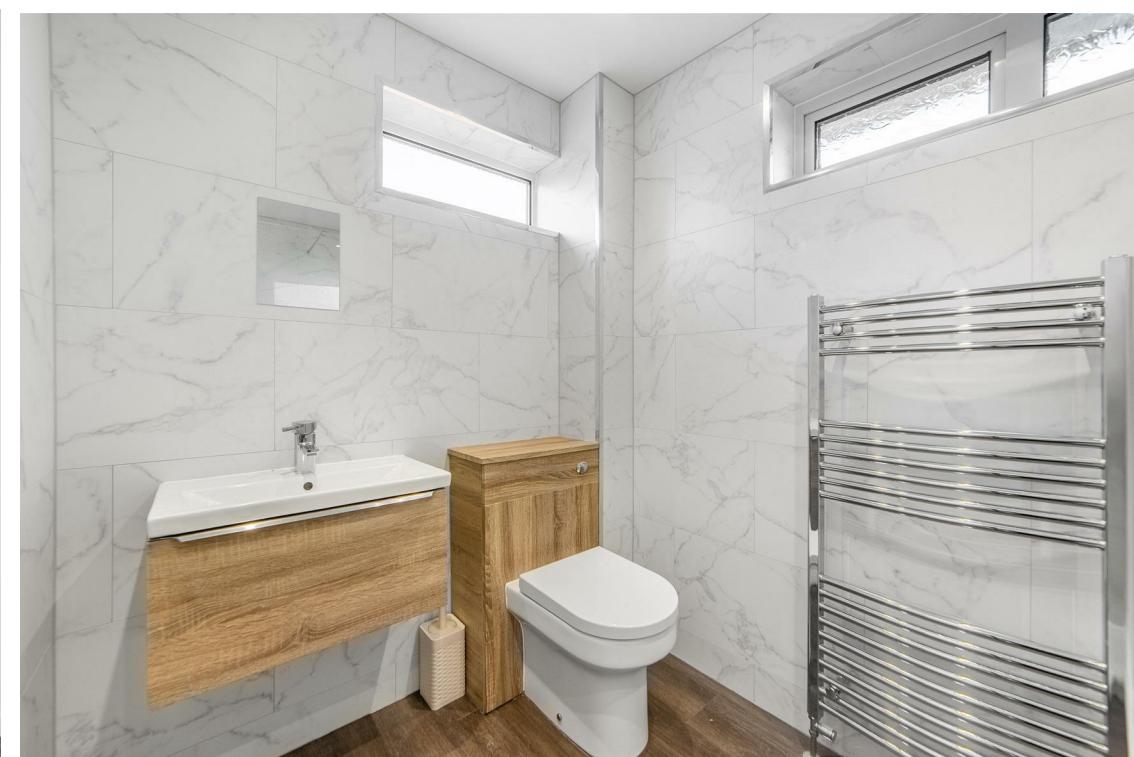
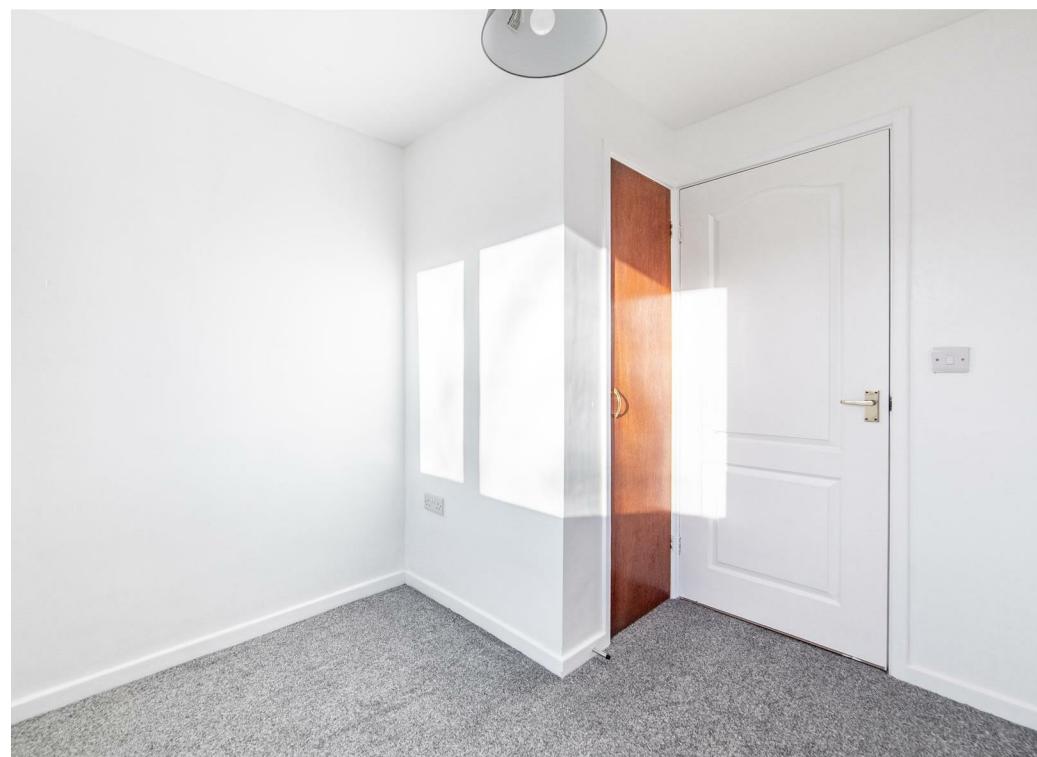
**ABBEY MEADOWS, MORPETH**  
£1,700 Per Month

# BRUNTON

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AVAILABLE NOW - RENT £1,700 PCM - UNFURNISHED - REFURBISHED - 3 BEDROOM - PRIVATE DRIVEWAY - LOCATED WITHIN MORPETH SCHOOL CATCHMENT AREAS - CLOSE TO AMENITIES AND BUS ROUTES - EASY COMMUTING DISTANCE TO NEWCASTLE - EPC D - CALL TODAY

Nestled in the charming area of Abbey Meadows, Morpeth, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious living environment. The inviting reception room offers a warm and welcoming space, ideal for relaxation or entertaining guests.

The house features a modern bathroom, ensuring convenience for daily routines. Recently refurbished, the property is presented unfurnished, allowing you the freedom to personalise the space to your taste and style. Additionally, there is parking available for one vehicle, providing ease and accessibility.

One of the standout features of this home is its prime location within the Morpeth school catchment areas, making it an ideal choice for families with children. The property is also situated within easy commuting distance to Newcastle, making it perfect for those who work in the city but prefer the tranquillity of suburban living. Furthermore, residents will benefit from being close to a variety of amenities and bus routes, ensuring that daily necessities are just a stone's throw away.

In summary, this semi-detached house in Abbey Meadows offers a wonderful blend of comfort, convenience, and community, making it a fantastic choice for your next home.

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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		