

# BRUNTON

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## RESIDENTIAL



**MORGY HILL EAST, RYTON**

**£120,000**

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Brunton Residential are delighted to present this two-bedroom semi-detached property located in the popular village of Crawcrook.

The property benefits from a generously sized garden with convenient side access and offers excellent potential to be reconfigured into a three-bedroom home, if desired. Offered to the market with no onward chain, this property presents an ideal opportunity for a range of buyers.

Morgy Hill East is situated in the desirable village of East Crawcrook, just off Main Street, offering a pleasant village setting with excellent access to local amenities and transport links. Crawcrook village provides a good range of everyday facilities including a Co-operative store, independent shops, a butcher, greengrocer, hair salons, churches, a library, a doctor's surgery, public houses, and well-regarded primary schools including Emmaville and St Agnes'.

The property enjoys convenient access to the A695, providing straightforward routes towards Newcastle, Gateshead and the MetroCentre, while Newcastle city centre lies approximately 8 miles away. Regular bus services connect the village with surrounding towns and villages, and nearby railway stations at Wylam and Prudhoe offer additional transport options.

The surrounding Tyne Valley countryside provides a wealth of scenic walking and cycling routes, including sections of Hadrian's Way and the Keelman's Way, making the area ideal for those who enjoy outdoor recreation while still benefiting from good connectivity to nearby urban centres.

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The property itself is a well-maintained two-bedroom end terrace that should appeal strongly to first-time buyers. The accommodation comprises a ground-floor entrance leading to the bathroom on the left-hand side. The bathroom is fitted with a bath and shower over, and there is a useful storage cupboard housing the boiler. From here, the layout flows into the kitchen-diner, which is fitted with a range of wooden units, a wood-clad ceiling, a stainless-steel sink and a freestanding cooker. The kitchen then leads through into the lounge, this is a generous room featuring a fireplace with an inset gas fire, creating a warm and comfortable main living space.

To the first floor, there are two large double bedrooms, both benefiting from built-in wardrobes and additional storage cupboards. With properties of this style, it is not uncommon for owners to divide the principal bedroom to create a third bedroom, and this could be achieved with the addition of a stud wall if required, subject to individual needs.

Externally, the property benefits from a rear yard and a substantial lawned garden with side access and hedged boundaries and attractive crocus bulbs, providing a pleasant outdoor space rarely found with properties at this price point.



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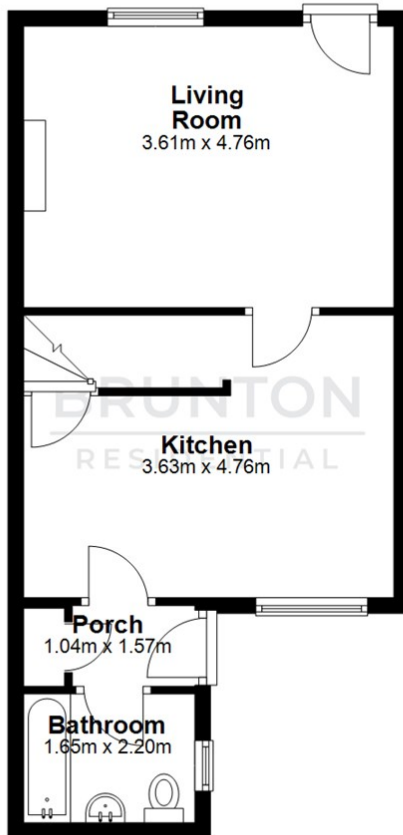
TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

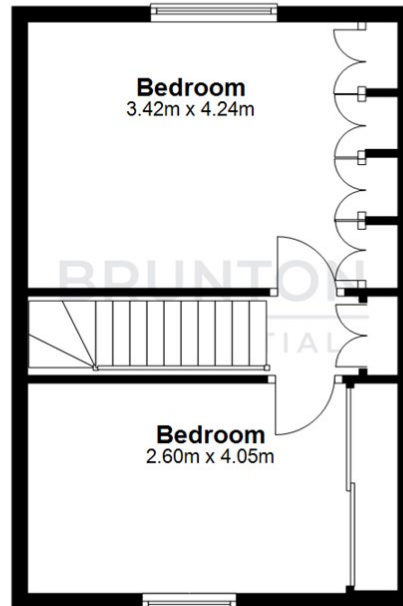
COUNCIL TAX BAND : A

EPC RATING : D

**Ground Floor**  
Approx. 41.3 sq. metres



**First Floor**  
Approx. 34.9 sq. metres



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <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			
England & Wales		EU Directive 2002/91/EC	