

# BRUNTON

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## RESIDENTIAL



**LADYBURN WAY, MORPETH, NE65**

Offers Over £130,000

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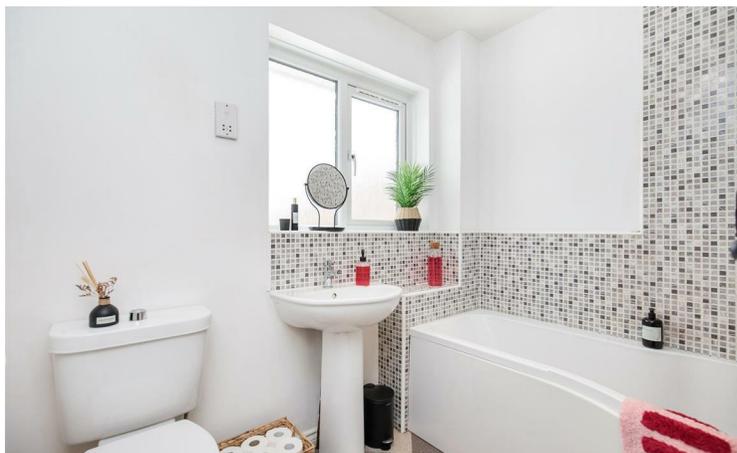
Brunton Residential are delighted to present this beautifully presented two bed terraced house nestled within a modern residential development in Hadston, this attractive home offers a welcoming blend of comfort, practicality, and contemporary styling. The exterior features a neat front porch and a dedicated parking at the rear of the property.

Located on Ladyburn Way in Hadston, residents benefit from convenient access to local amenities, coastal walks, and good transport links to Morpeth, Amble, and the wider Northumberland area.

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A welcoming entrance hallway with access to the ground floor WC and the main living area. A beautifully presented and spacious lounge situated at the front of the property. Featuring plush carpeting, modern décor, and a large window offering excellent natural light. The staircase to the first floor is located to the rear of the room,

Located at the rear of the home, is the kitchen/diner, the room is fitted with a range of wood effect wall and base units, contrasting worktops, integrated oven, gas hob, extractor hood, and space for freestanding appliances.

Moving upstairs there is a spacious double bedroom. A built-in storage cupboard provides additional practicality. A generous second bedroom overlooking the front elevation ideal as a guest bedroom, home office, or children's room. A modern three piece bathroom comprising a panelled bath with shower over, pedestal hand basin, and WC. The space is finished with stylish mosaic tiling.

To the rear, the property benefits from an enclosed private garden featuring a mix of lawn and patio, perfect for outdoor dining, relaxing, and entertaining. Off street parking for 2 cars is at the rear of the home.



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TENURE : Freehold

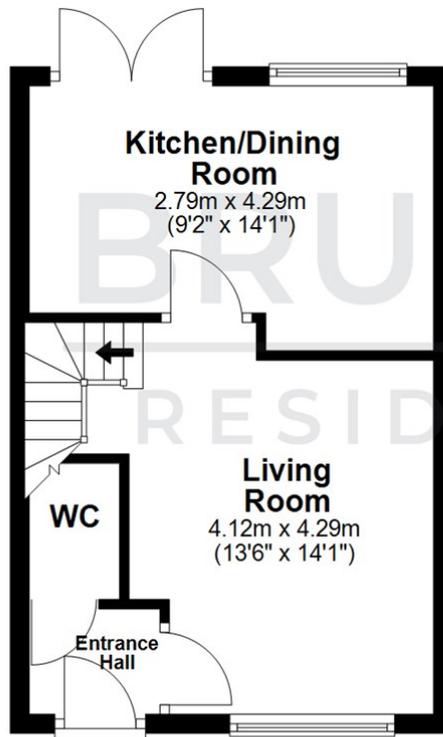
LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : C

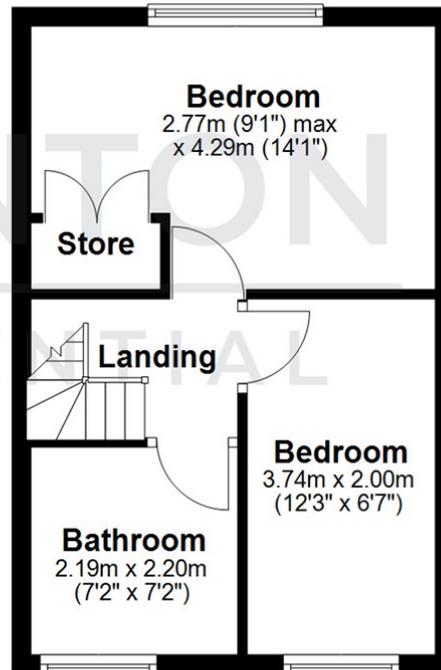
### Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



### First Floor

Approx. 28.4 sq. metres (305.7 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>91</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 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	