

BRUNTON
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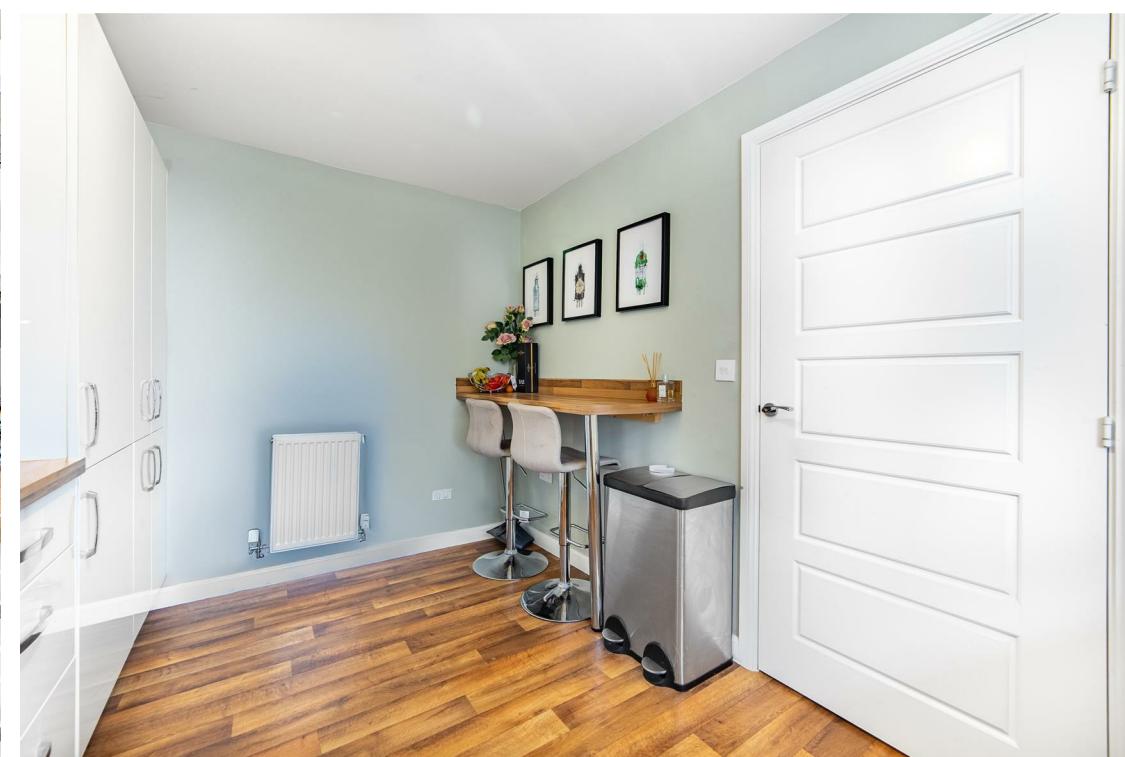
WEAVERS ROAD, MORPETH, NE61

£225,000

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Well-presented three-bedroom, modern home offering practical accommodation, located on the sought after Southfields area, Morpeth. The property is suited to family living, with good internal space and direct access to the generous rear garden.

The accommodation includes an open-plan lounge/diner, a fitted breakfast kitchen, three bedrooms, an en-suite shower room to the master bedroom and a family bathroom. Externally, the home benefits from an enclosed rear garden, providing private outdoor space and driveway parking.

This location is within a development built by Barrat homes, offering green areas and walkways, convenient access to local shops, everyday amenities, schools and leisure facilities. The town centre and transport links are within easy reach, making the location well-suited to families and professionals alike.

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The internal accommodation comprises: an entrance hallway with a convenient ground-floor WC, stairs leading to the first floor and a kitchen to the left, which has a breakfast bar and enjoys a window facing the front of the property. The kitchen enjoys a range of fitted wall and base units, allowing for ample work space and storage, and benefits from wooden flooring. At the end of the hallway is an open-plan lounge/diner which spans the width of the property and has French doors leading out to the pleasantly landscaped rear garden, allowing in plenty of natural light. The lounge also enjoys a useful storage cupboard underneath the stairs.

The first-floor landing provides access to three well-proportioned bedrooms, with the master bedroom enjoying an en-suite shower room, with the remaining bedrooms being served by a well-appointed family bathroom with a three-piece suite.



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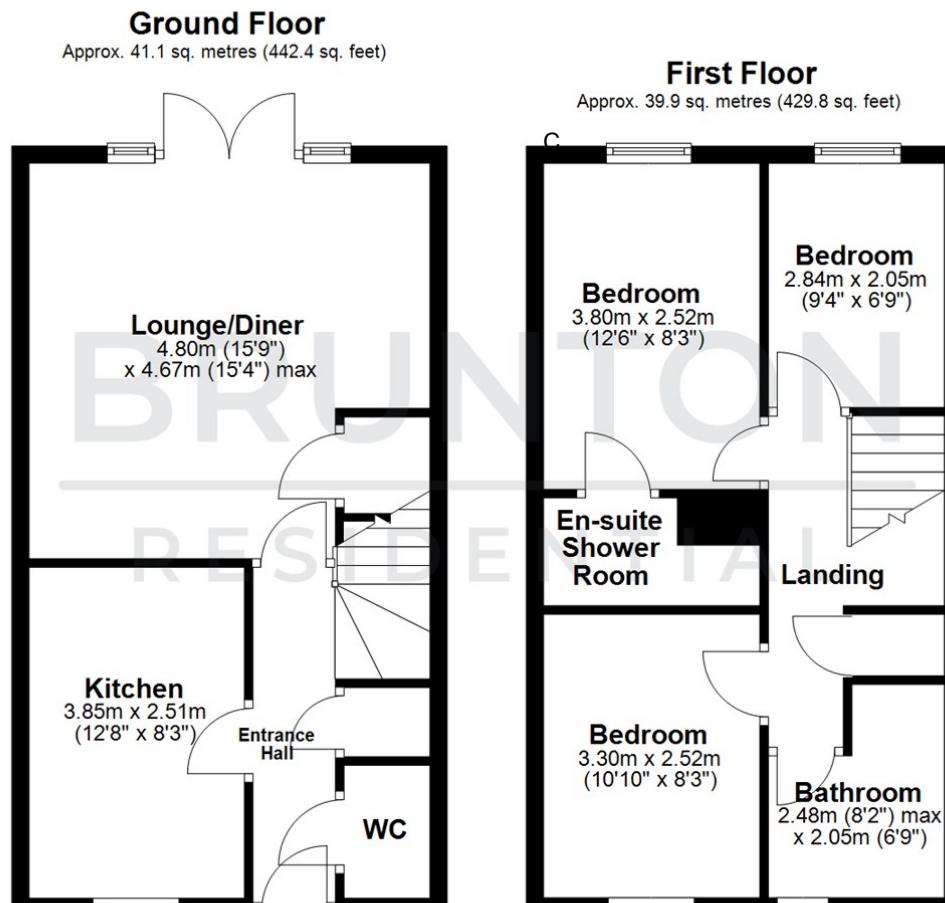
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TENURE : Freehold

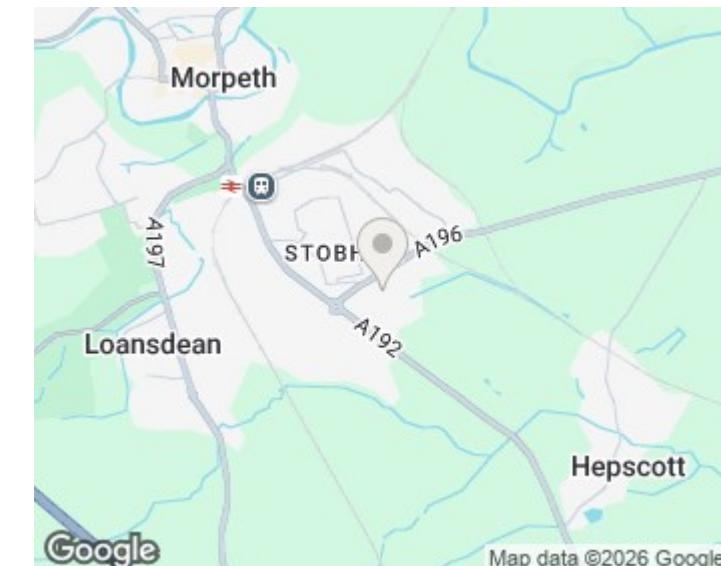
LOCAL AUTHORITY : Northumberland C C

COUNCIL TAX BAND : C

EPC RATING : B



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	96	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		