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OLYMPIA GARDENS, MORPETH, NE61

£175,000

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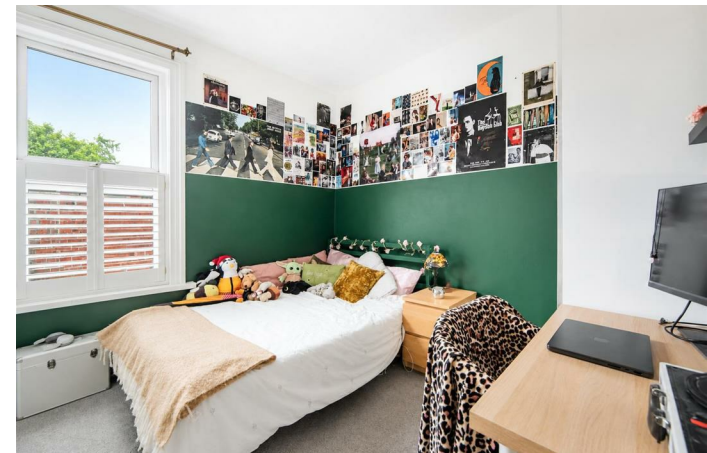
Beautifully presented three-bedroom first-floor flat on Olympia Gardens, Morpeth, offering stylish accommodation while retaining attractive period character throughout. Thoughtfully updated by the current owners, the property provides an excellent opportunity for a range of buyers seeking a home ready to move into.

The accommodation includes a spacious living room with a period fireplace incorporating a log-burning stove, bespoke fitted cabinetry, and plantation shutters. A recently refitted shaker-style kitchen features marble-effect worktops, metro-tiled splashbacks, an integrated oven, hob, extractor hood, dishwasher and washing machine, together with space for a fridge-freezer. There are three well-proportioned bedrooms, a modern family bathroom, and a private enclosed rear yard, while unrestricted on-street parking is available to the front.

Olympia Gardens is within walking distance of Morpeth town centre, where an excellent selection of independent shops, cafés, restaurants and everyday amenities can be found. Morpeth railway station provides direct links to Newcastle and Edinburgh, while the A1 offers convenient road connections across the region. Well suited to first-time buyers, professionals, downsizers, and small families, this is a fantastic opportunity to acquire a characterful home in a highly regarded setting.

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An entrance vestibule with tiled flooring and stairs leading up to the first floor accommodation, opening onto a spacious landing providing access to the principal rooms and loft. The contemporary kitchen is fitted with shaker-style wall and base units, marble-effect worktops, metro-tiled splashbacks, a composite sink beneath a wide rear-facing window, an integrated oven, gas hob, extractor hood, dishwasher and washing machine, together with space for a fridge-freezer. A door leads down to the private rear yard.

The generous living room is beautifully presented with high ceilings and a period fireplace housing a log-burning stove. Bespoke fitted cabinetry provides excellent storage, while plantation shutters, wall panelling and a neutral colour palette enhance the room. The layout offers ample space for both relaxing and entertaining.

The main bedroom is a spacious double positioned at the front of the property, featuring fitted wardrobes, built-in drawer units, decorative wall panelling, high ceilings with cornice, and plantation shutters. Two further generous bedrooms with fitted shutters provide flexible accommodation for family living, guests, or home working. Positioned to the rear is the recently refitted bathroom, appointed with a white suite including a bath with a black-framed glazed shower screen and rainfall shower, pedestal wash hand basin, WC, metro-tiled walls, panelled bath surround, herringbone-effect flooring and a frosted rear-facing window.

Externally, the property enjoys a shared front town garden with mature planting and unrestricted on-street parking. To the rear is a private enclosed yard with paved seating areas, timber screening and brick boundaries, providing an attractive, low-maintenance outdoor space.



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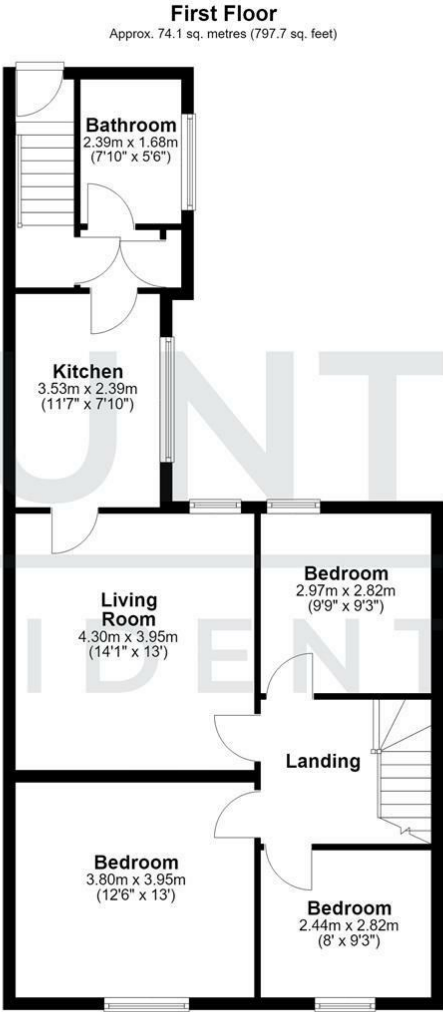
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 74.1 sq. metres (797.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
Not energy efficient - higher running costs					
70			76		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		