

BRUNTON
RESIDENTIAL



BOWYER WAY, MORPETH, NE61

Asking Price £136,500

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AFFORDABLE HOUSING | IDEAL FIRST TIME BUY | POPULAR ESTATE

This modern home is arranged over two floors and is ideal for a first time buy.

As a section 106 affordable housing scheme home, it is to be sold at 70% of the full market value to those meeting buyer criteria which is available below. Ask for further details.

<https://www.northumberland.gov.uk/Housing/Affordable-Housing/Buying-and-selling-an-affordable-home.aspx>

Southfields is a modern residential development on the outskirts of Morpeth, providing easy access to local amenities, supermarkets and everyday facilities. Morpeth town centre is within close reach, offering a wider range of shops, cafés and restaurants, while Morpeth Railway Station provides regular services to Newcastle and beyond.

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The internal accommodation comprises: An entrance lobby providing access to a convenient ground-floor WC and a door opening into the living room. The living room enjoys a front aspect window, incorporates the staircase leading up to the first-floor landing, and flows through into the kitchen-diner.

The kitchen-diner features French doors opening out to the rear garden and is fitted with a range of wall and base units, a hob, oven and extractor. There is space for a combined dishwasher and washing machine, a dedicated dining area and a useful storage cupboard, making this a practical and well-arranged space for everyday living.

The first-floor landing provides access to two well-proportioned bedrooms. The master bedroom overlooks the front and benefits from a built-in storage cupboard, while the second bedroom enjoys views over the rear garden. The well-appointed family bathroom comprises a bath with a mains-powered shower above and a shower screen. The loft is partially boarded, offering additional storage space.

Externally, the property benefits from a driveway providing off-street parking for two to three vehicles and includes an electric vehicle charging point.



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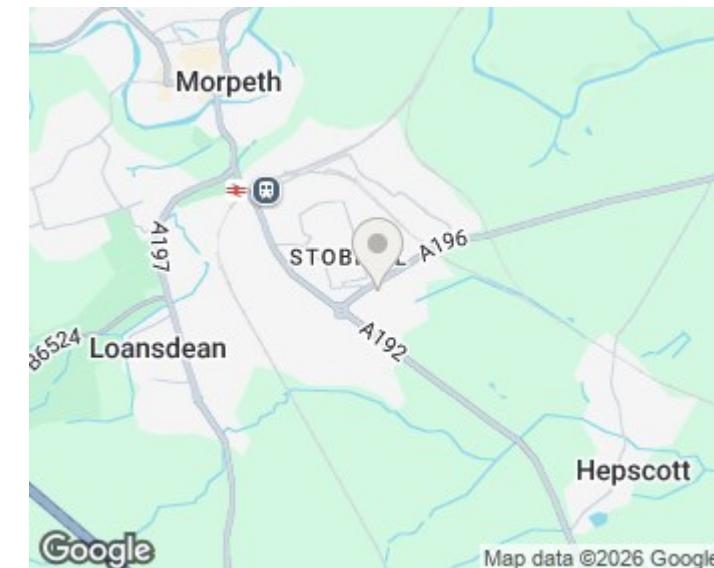
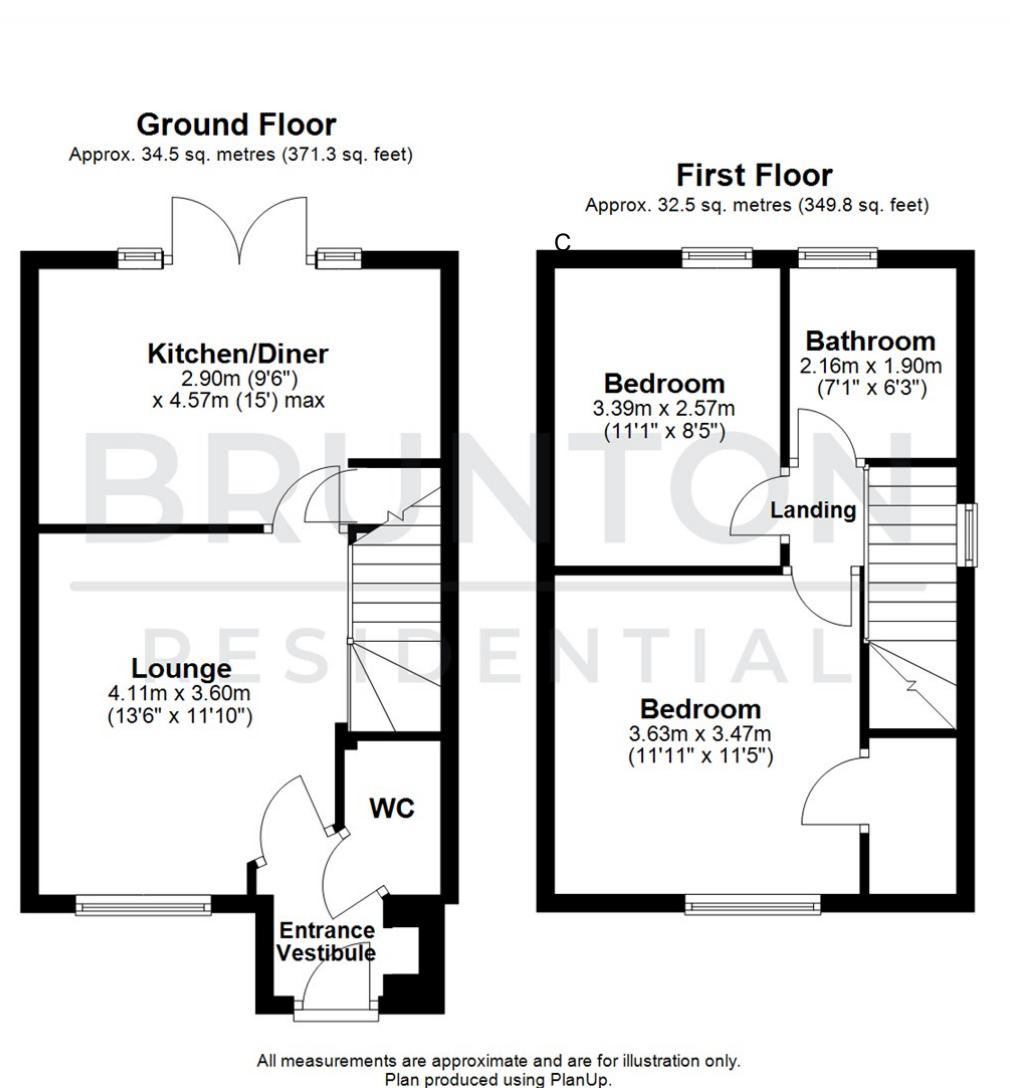
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	82	
(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		