

# BRUNTON

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## RESIDENTIAL



**QUEEN STREET, NORTH BROOMHILL, MORPETH**

**Guide Price £70,000**

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £70,000+ Reservation Fee

Spacious two-bedroom terraced home situated on Queen Street in North Broomhill, Morpeth.

This well-presented property offers a bright and welcoming interior, comprising a generous lounge, a dining room, and a dual-aspect kitchen with integral appliances. The first floor provides two well-proportioned bedrooms, with the front bedroom benefiting from built-in cupboards and the rear bedroom enjoying a pleasant rear aspect. The family bathroom is fitted with a WC, washbasin, bath, and overhead shower, completing the accommodation.

This property is conveniently positioned within easy reach of local shops, schools, and amenities, with good transport links to Morpeth town centre and the wider area.

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The internal accommodation comprises: a bright and airy entrance porch, which leads into a generous front-aspect lounge. To the left of the lounge, a door opens into an internal hallway, providing access to the stairs rising to the first floor landing and the ground-floor family bathroom, which is fitted with a WC, washbasin, bath, tiled floor, and partially tiled walls with an overhead shower.

To the right of the lounge, a doorway leads into the dining room, which in turn connects to a dual-aspect kitchen. The kitchen is well-equipped with integral appliances, including an oven, hob, extractor fan, and a washing machine, and features ample floor and wall units offering excellent storage. A door from the kitchen leads out to the rear, where a pedestrian gate provides access onto a road with off-street parking.

Externally, the property benefits from an enclosed front yard, bordered by a mid-height brick wall and a pedestrian gate, with a pathway leading to the entrance porch.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction – with a guide price of £75,000 plus a reservation fee. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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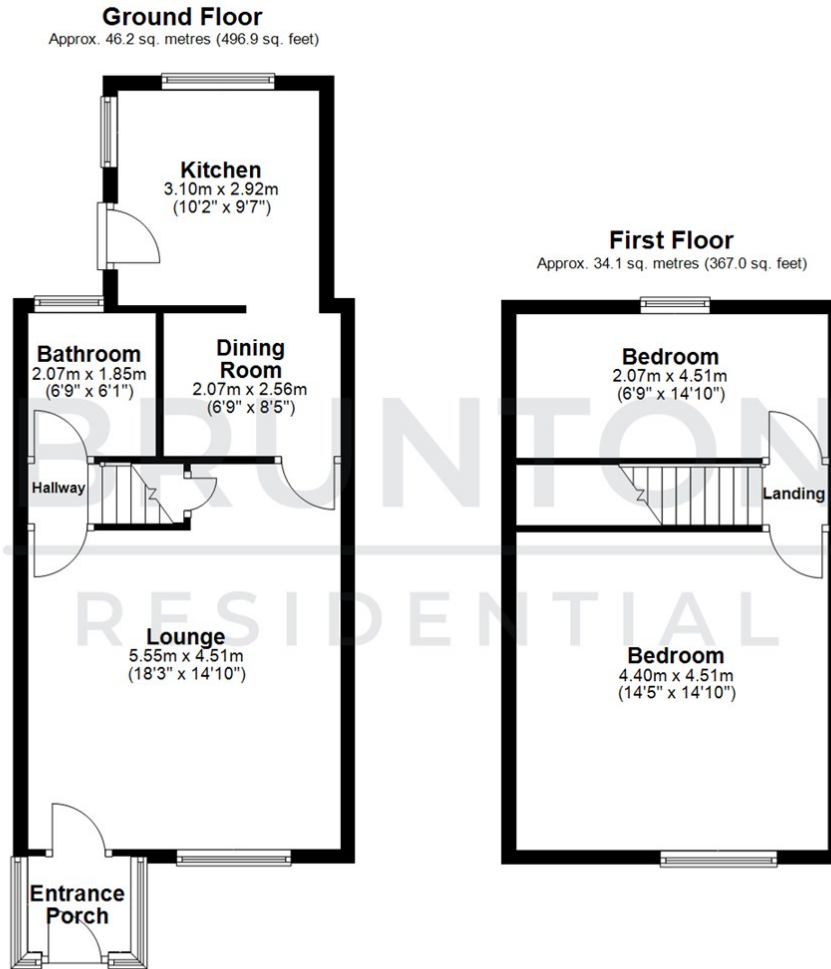
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 80.3 sq. metres (863.9 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) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	