

BRUNTON

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HUGH PERCY COURT, ST. MARY PARK, MORPETH, NE61

£230,000

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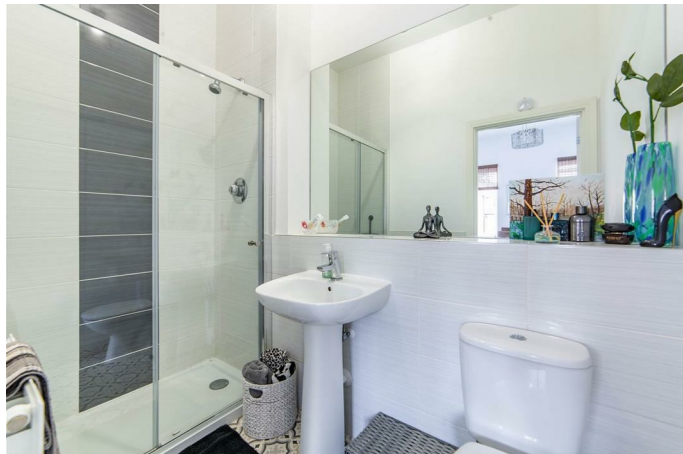
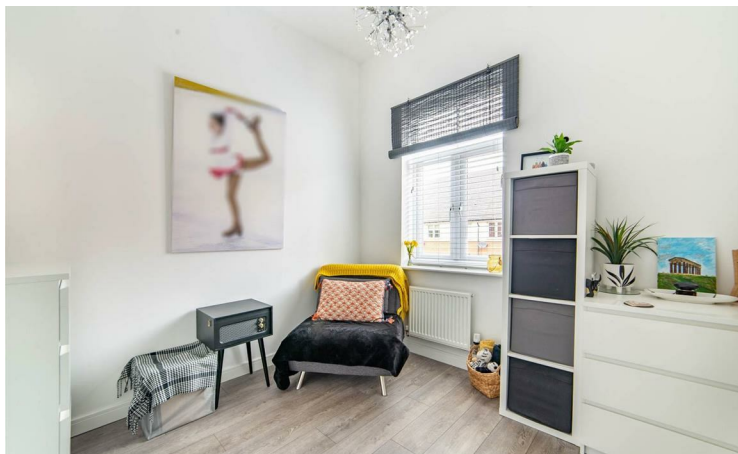
This is an immaculately presented three-bedroom townhouse situated within the popular St. Mary Park development. The property offers spacious and well-planned accommodation, combining a generous living room with a well-appointed breakfast kitchen, three bedrooms and two bathrooms, making it an appealing home for families, couples and professional buyers.

The property benefits from a bright and airy feel throughout, enhanced by its high ceilings and tall sash-style windows. Further highlights include the en-suite main bedroom, attractive wood-effect flooring, private low-maintenance rear garden and driveway parking. The garden also provides a good degree of privacy and enjoys plenty of evening sunshine.

St Mary Park is conveniently positioned within easy reach of Stannington village, where a range of local amenities, pub and first school can be found. Morpeth is also readily accessible and provides a wider selection of shops, restaurants, leisure facilities and transport links, including rail connections, while excellent road links provide convenient access to Newcastle and the surrounding areas.

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The internal accommodation comprises: a welcoming entrance hallway with access to the ground-floor accommodation and stairs rising to the first floor. Positioned to the right is the breakfast kitchen, fitted with a range of wall and base units, complementary work surfaces and mirrored splashbacks. Integrated appliances include an oven, hob, extractor hood and fridge-freezer, whilst there is also plumbing and space for a washing machine. There is ample room for a breakfast table, together with a useful cupboard housing the gas central heating boiler. The ground floor is further complemented by a convenient WC with a front-facing window, whilst attractive wood-effect flooring runs through much of this level. To the rear of the property is the generously proportioned living room, providing an excellent space for both relaxing and entertaining. A window and glazed door overlook and provide direct access to the rear garden, allowing plenty of natural light into the room. The high ceilings and tall sash-style windows continue throughout the home, creating a bright and airy feel.

The first-floor landing provides access to the loft and all three bedrooms. The main bedroom benefits from fitted wardrobes and its own en-suite shower room, fitted with a mains-fed shower within a shower enclosure. The second bedroom is another comfortable double with fitted wardrobes, whilst the third bedroom is a generous single, providing flexibility for family members, guests or those working from home. The family bathroom is well presented and fitted with a bath, wash hand basin and WC, with attractive tiling complementing the accommodation.

Externally, the property benefits from a private rear garden designed for ease of maintenance, with an AstroTurf lawn and paved patio areas providing an excellent setting for outdoor dining and entertaining. The garden enjoys a good degree of privacy and benefits from plenty of evening sunshine, together with a useful refuse storage area. To the front, there is driveway parking.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B

