

BRUNTON

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PRESTON SQUARE, COLLINGWOOD MANOR, MORPETH, NE61

£289,950

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Delightful three-bedroom semi-detached house, built by Bellway Homes, positioned within a pleasant cul-de-sac setting on this popular estate at the Loansdean end of Morpeth. The property offers well-balanced accommodation arranged over two floors and has been upgraded in key areas, including the kitchen and bathroom, making it ideal for modern family living.

The ground floor provides two reception areas along with a contemporary fitted kitchen, utility room and ground-floor WC, while the first floor offers three generous bedrooms, including a main bedroom with en-suite facilities.

The development benefits from on-site amenities including a bakery and convenience store, as well as good road links for commuting. There is proximity to a first school and access to public transport, making the location particularly appealing for families seeking a well-connected yet community-focused setting within Morpeth.

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The internal accommodation comprises: an entrance lobby leading into the main lounge, which features a front-facing window and a bright, welcoming feel. From here, there is access through to a second reception room/dining room, with French doors opening directly onto the rear garden, creating an excellent flow for both everyday living and entertaining.

The fitted kitchen has been upgraded and incorporates high-gloss wall and base units with complementary work surfaces and upstands. Integrated appliances include a fridge-freezer, dishwasher, oven, induction hob and extractor, all set against tiled surrounds. Off the kitchen is a useful utility room housing a replacement central heating boiler and plumbing for a washing machine, along with a convenient ground-floor WC.

To the first floor, the landing provides access to three generous bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room with a mains-powered shower set within a cubicle and tiled surrounds. There are two further double bedrooms, all well-proportioned. The family bathroom has also been upgraded and features additional tiling, together with a mains-powered shower over the bath and a glazed screen. Externally, the property enjoys an enclosed rear garden with a paved patio and timber decking area, offering a good degree of privacy and not being overlooked from the rear. Parking is provided via a single parking bay leading to the garage, which has an up-and-over door with power and lighting, along with additional informal parking available nearby due to the property's position within the street.



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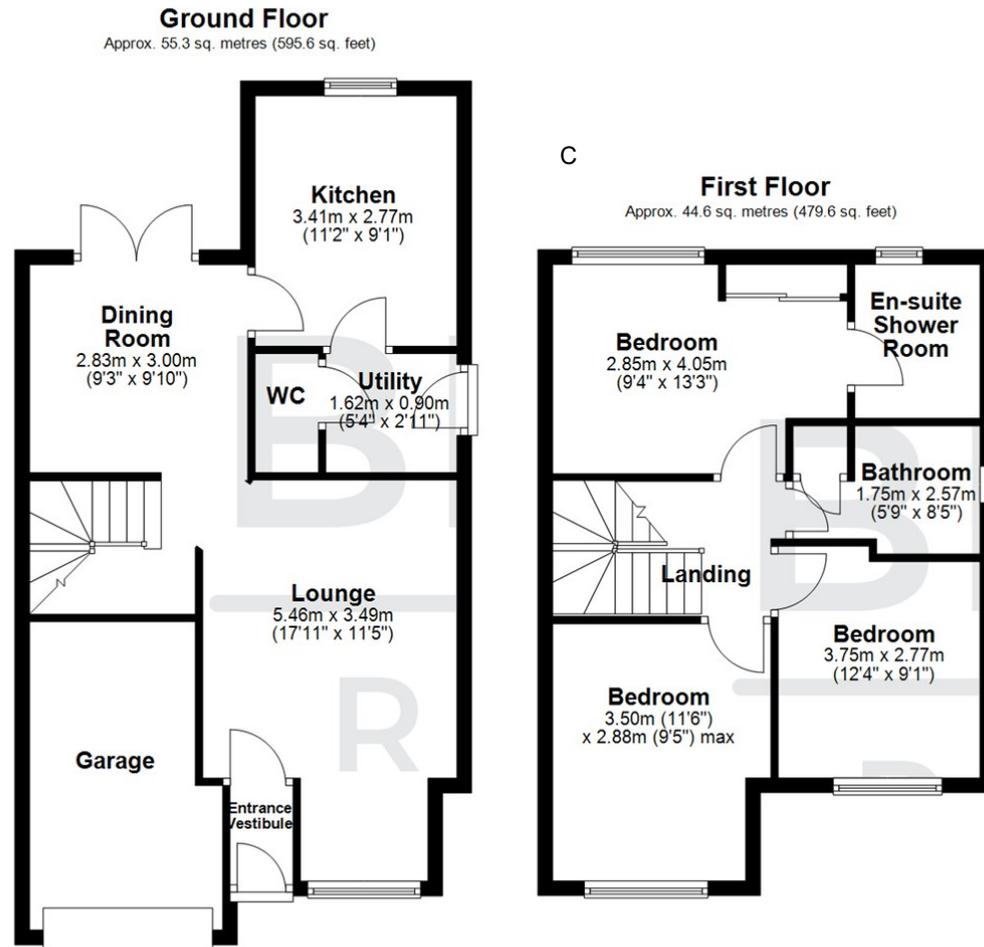
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

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
82	93
Very energy efficient - lower running costs (92 plus) A (81-91) B (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	

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	