

# BRUNTON

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RESIDENTIAL



**WEAVERS ROAD, MORPETH**

Offers Over £215,000

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Well-presented three-bedroom terraced home situated on Weavers Road in Morpeth, offering modern and practical accommodation ideally suited to first-time buyers, young families or downsizers. The property combines contemporary kitchen finishes with a spacious lounge-diner and a landscaped rear garden, creating a comfortable home environment in a popular residential setting.

The ground floor comprises an entrance hallway with WC and storage, a stylish breakfast kitchen with fitted units, integrated appliances and breakfast bar, and a generous lounge-diner with French doors opening onto the garden. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside a further double bedroom, a spacious single bedroom and a family bathroom. Externally, the property enjoys driveway parking for two vehicles and a landscaped rear garden with patio, lawn and good privacy.

Located within a sought-after residential area of Morpeth, the home offers easy access to the town centre's shops, cafés, schools and leisure facilities. Morpeth also benefits from excellent road and rail links to Newcastle and the wider region, making this an ideal home for commuters and families alike.

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The internal accommodation comprises an entrance hallway, which gives access to a convenient ground-floor WC and storage cupboard to the right, while to the left, there is a breakfast kitchen, which is fitted with wall and base units in a white glass finish with complementary work surfaces and a breakfast bar. Integrated appliances include an oven, hob and extractor, along with a recently replaced integrated dishwasher and fridge freezer. There is also space for a washing machine and a window to the front elevation. To the rear of the property is the main reception room, configured as a lounge-diner, with French doors opening out onto the rear garden. From the living room, there is also a generous understairs storage cupboard.

To the first-floor landing, there is a loft access hatch. The principal bedroom benefits from mirror fronted fitted wardrobes and an en-suite shower room comprising an electric shower within a glazed cubicle. There is a further double bedroom to the front and a generous single bedroom. The family bathroom is fitted with a bathtub with a shower over and tiled surrounds

Externally, the property benefits from driveway parking to the side, providing space for two vehicles. The garden has been landscaped to include a paved patio area, lawn and a good degree of privacy, and a pathway leads around to the side of the property.



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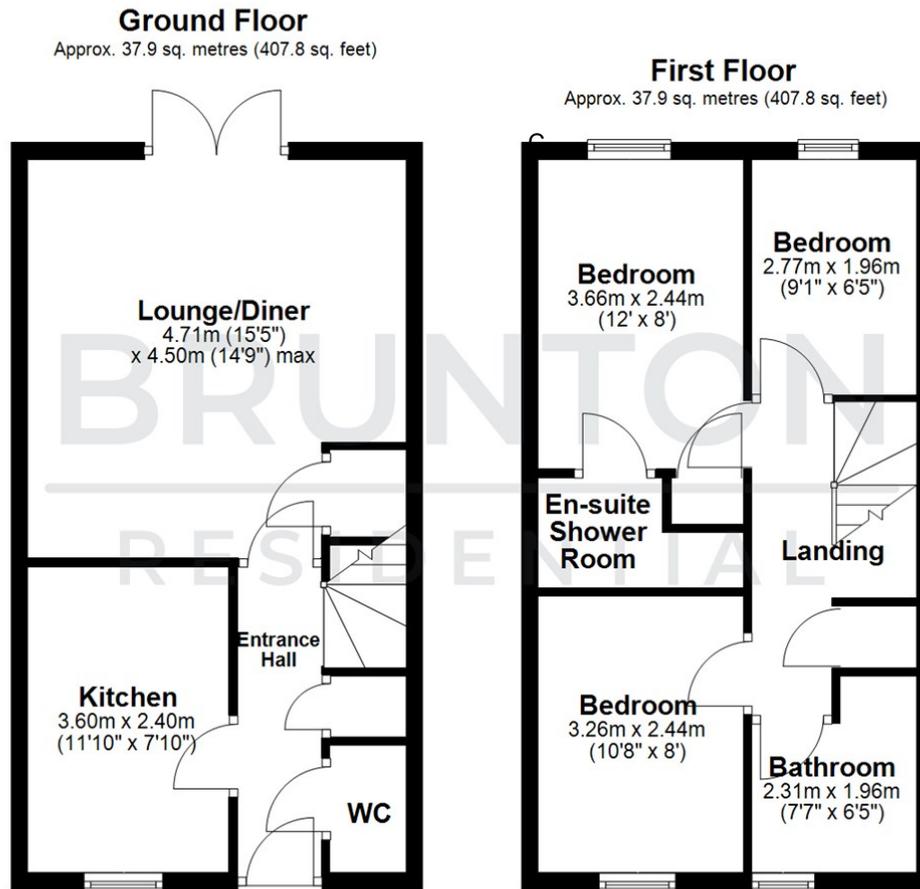
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

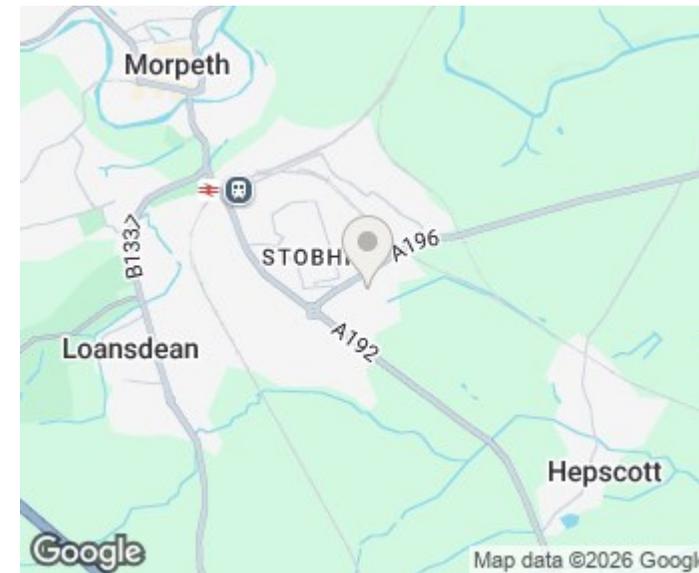
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 75.8 sq. metres (815.6 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
84	97
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>	