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THE AVENUE, LOANSDEAN, MORPETH, NE61

Offers Over £400,000

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EXTENDED SEMI-DETACHED FAMILY HOME | THREE BEDROOMS | TWO RECEPTION ROOMS

Brunton Residential are delighted to welcome to the market this stunning three-bedroom semi-detached family home, situated on The Avenue within the highly sought-after Loansdean area. Within close proximity to well-regarded schools, local amenities, with easy access to major transport links.

Accommodation includes - entrance hallway with retained character features, two generous reception rooms, an extended dining kitchen, three well-proportioned bedrooms, family bathroom and a driveway leading to an attached garage, providing off-street parking. The loft space has been raised and boarded allowing for further potential use.

We anticipate a great deal of interest as such properties are in high demand. Contact us to arrange your viewing.

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Upon entering, the hallway features Karndean flooring and original 1930s three-quarter height panelled walls. The staircase leads to the first floor, with an under-stair WC for convenience.

The front reception room benefits from a bay window with stained glass detailing, a log-burning stove set within a fireplace. The rear reception room, currently used as a second lounge, features a fireplace and French doors with original stained glass, leading directly onto the rear patio.

The kitchen has been extended, creating a bright and spacious kitchen-diner with vaulted ceilings and skylights for enhanced natural light. It includes a range of high-gloss wall and base units, integrated appliances (fridge freezer, dishwasher, oven, hob, and extractor), wooden worktops, and wood flooring. The bi-fold doors open onto the rear patio. There is also internal access to the garage via an oak door, which features a utility area and houses the central heating boiler.

The first-floor landing provides access to a separate WC and a bathroom featuring a shower cubicle and a freestanding bath, both with rear-facing windows.

There are two double bedrooms, with the front bedroom featuring a bay window and a wall of sliding-door fitted wardrobes. The rear double bedroom has a pleasant outlook. The third bedroom, a single, also has a bay window to the front.

The property offers a driveway with space for two cars in addition to the garage, and the rear garden has a southerly aspect. The home is not directly overlooked at the front or rear, providing a sense of privacy due to its positioning.



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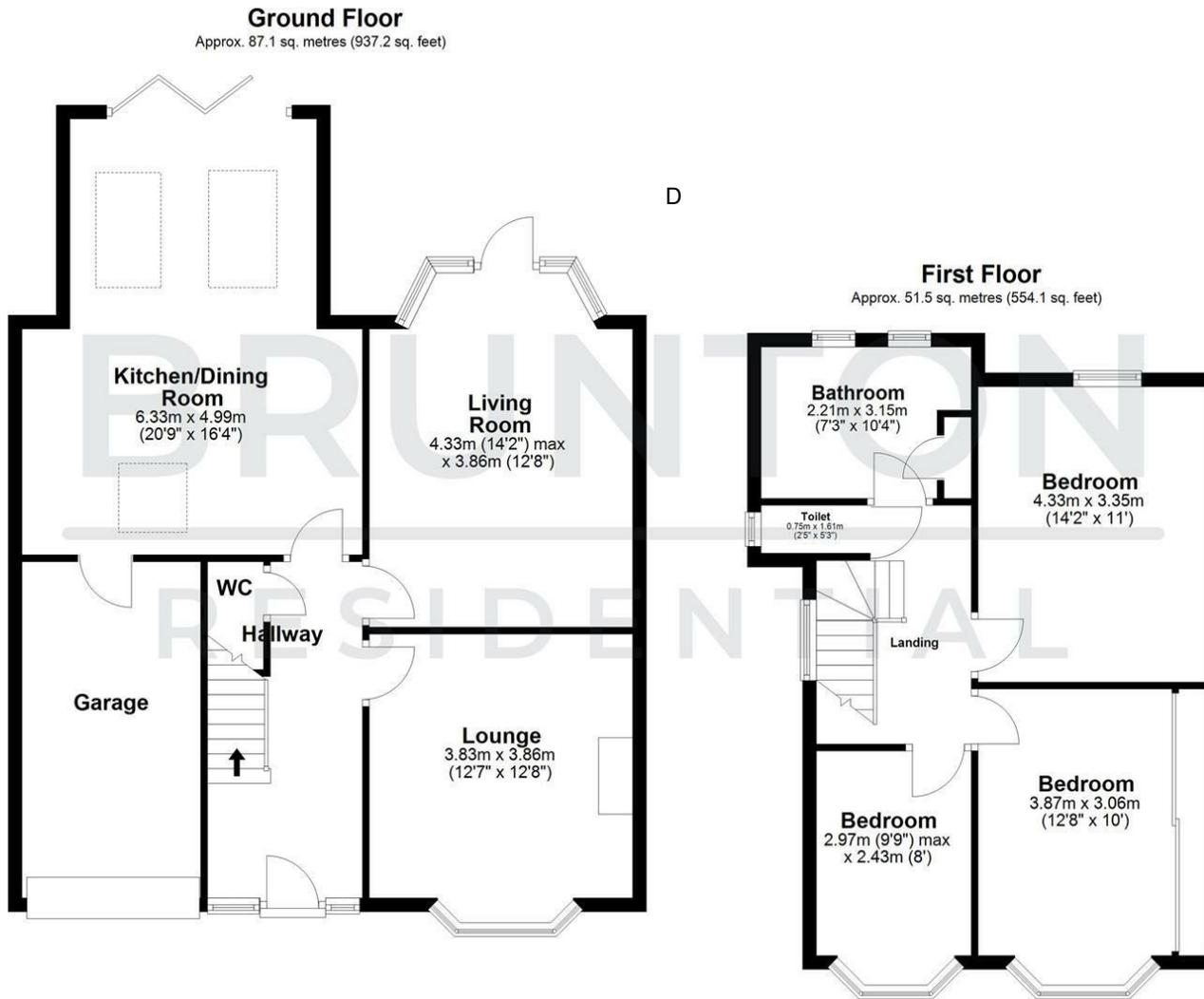
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
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			
		71	80
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	