

BRUNTON
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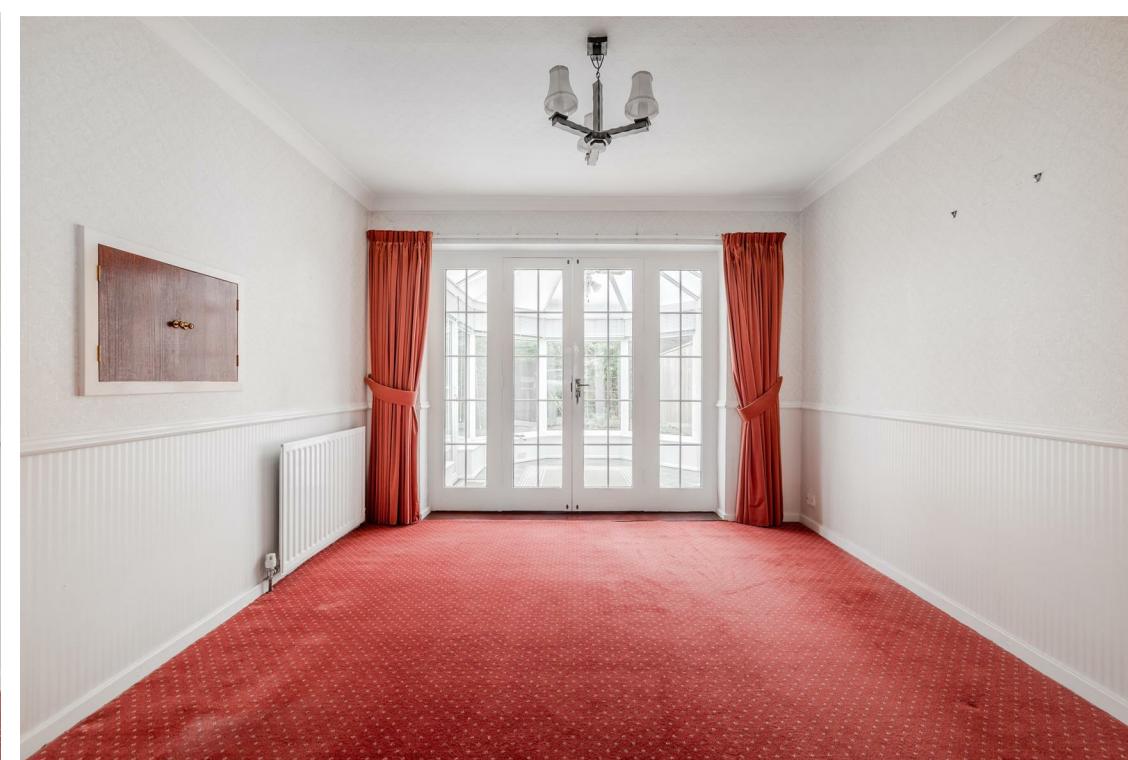
THE TURN, LOANSDEAN, MORPETH, NE61

Offers Over £290,000

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A Well-Proportioned Three-Bedroom Semi-Detached Home Situated in the Desirable Loansdean Area of Morpeth.

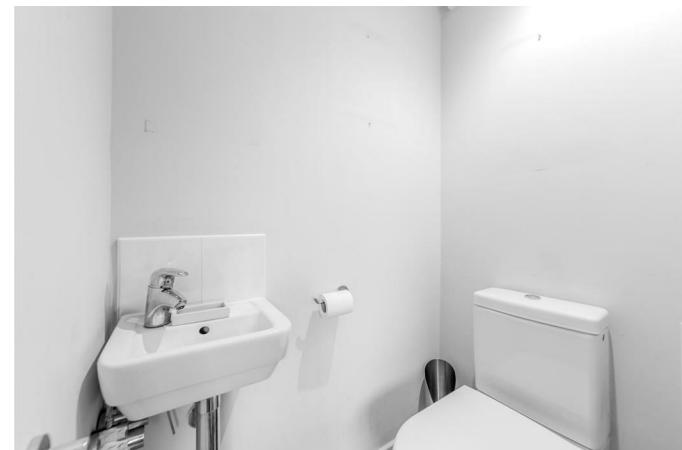
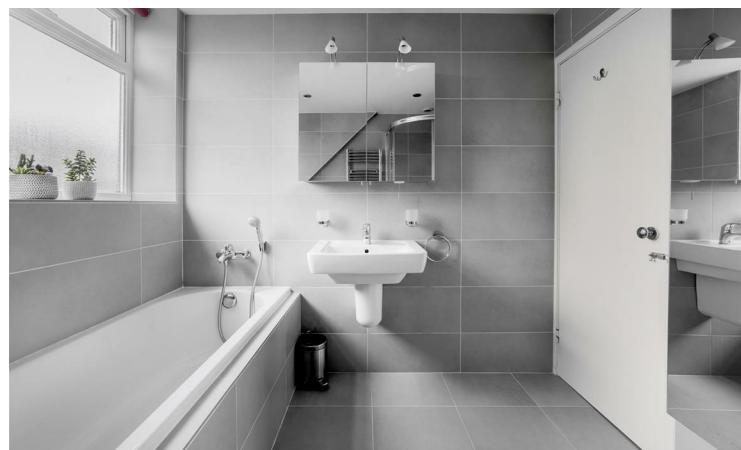
Located in a popular and established residential setting, the home is ideally placed for access to Morpeth's thriving town centre. The town itself offers a wide range of shops, sought after successful schooling for all ages and well maintained green spaces including Carlisle Park.

The train station provides rail links to Newcastle, Edinburgh and beyond while the A1 trunk road is easily accessible for commuters.

This is an ideal family home and we anticipate high levels of interest.

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Internal accommodation briefly comprises: Entrance through a porch into a welcoming hallway that provides access to the ground floor rooms. To the right is a generous lounge featuring a bay window and a feature fireplace. The lounge opens through to a second, versatile reception room —ideal as a dining area or snug—which then leads into a bright conservatory at the rear. The conservatory enjoys views over the garden and includes French doors opening out to the patio.

Also accessed from the hallway is a well-appointed kitchen, fitted with a range of wall and base units, integrated appliances, and tiled flooring. A rear-facing window allows for garden views. The kitchen leads into a spacious utility room with additional worktop space and room for appliances, as well as access to a ground floor WC and an internal door through to the garage.

Upstairs, the landing gives access to three well-proportioned bedrooms, including two comfortable doubles, both with built-in storage, and a further single bedroom. The modern family bathroom has been finished to a high standard and includes a bath, separate shower cubicle, washbasin, WC, and heated towel rail.

Externally, to the front of the property is a driveway providing off-street parking, leading to the attached garage, along with a mature garden featuring flowering shrubs. To the rear is a spacious enclosed garden, mainly laid to lawn with well-stocked borders, a paved seating area, and both hedged and fenced boundaries for privacy.



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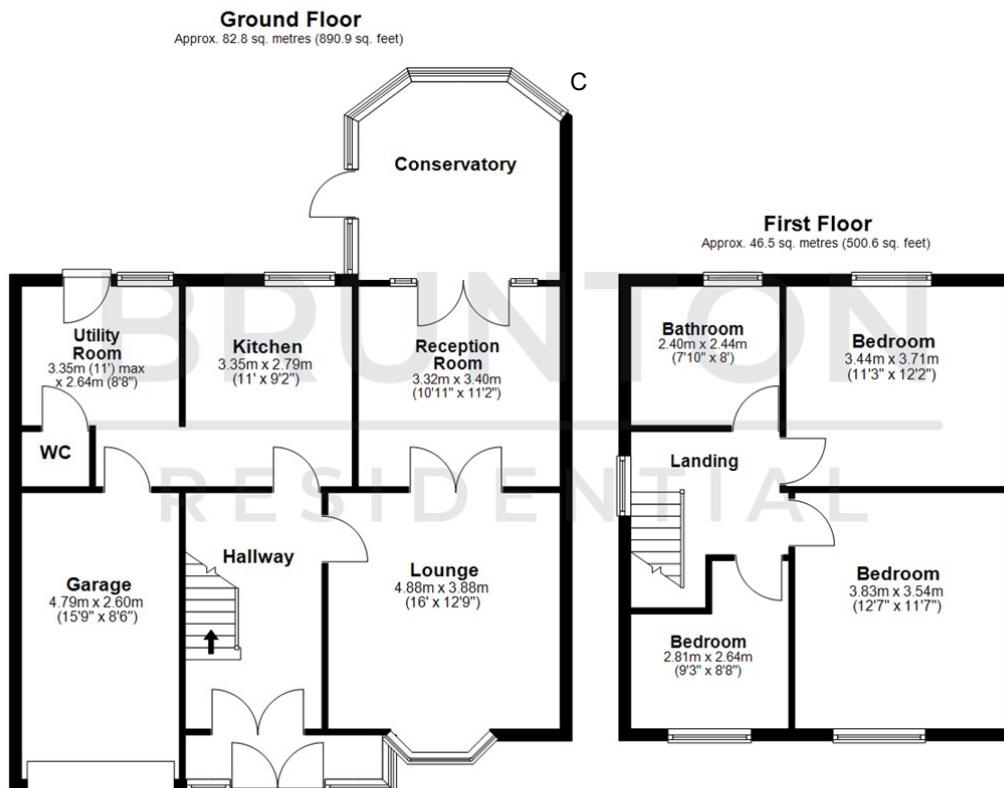
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	87	
(92 plus) A	72	
(81-91) B	Not energy efficient - higher running costs	
(69-80) C	EU Directive 2002/91/EC	
(55-68) D	England & Wales	
(39-54) E	EU Directive 2002/91/EC	
(21-38) F	EU Directive 2002/91/EC	
(1-20) G	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	87	
(92 plus) A	72	
(81-91) B	Not environmentally friendly - higher CO ₂ emissions	
(69-80) C	EU Directive 2002/91/EC	
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