

# BRUNTON

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## RESIDENTIAL



**MAYFIELD, KIRKHILL, MORPETH, NE61**

**Offers Over £240,000**



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Well presented two bedroom semi detached bungalow positioned on large plot on Mayfield within Kirkhill, Morpeth.

The property provides a well balanced layout that includes a spacious front aspect lounge with feature fireplace, a large dining room leading into an extended modern kitchen, two well proportioned bedrooms with fitted storage, and a fully tiled family bathroom. The property further benefits from an attached garage with a useful utility area to the rear. Externally, the home features a substantial driveway, an unusually deep front garden and a sunny rear garden with an attractive open outlook.

The property is ideally located within Morpeth, providing easy access to the town centre and its range of independent shops, cafés, restaurants and leisure facilities. The area is well served by local amenities, transport links and road connections.



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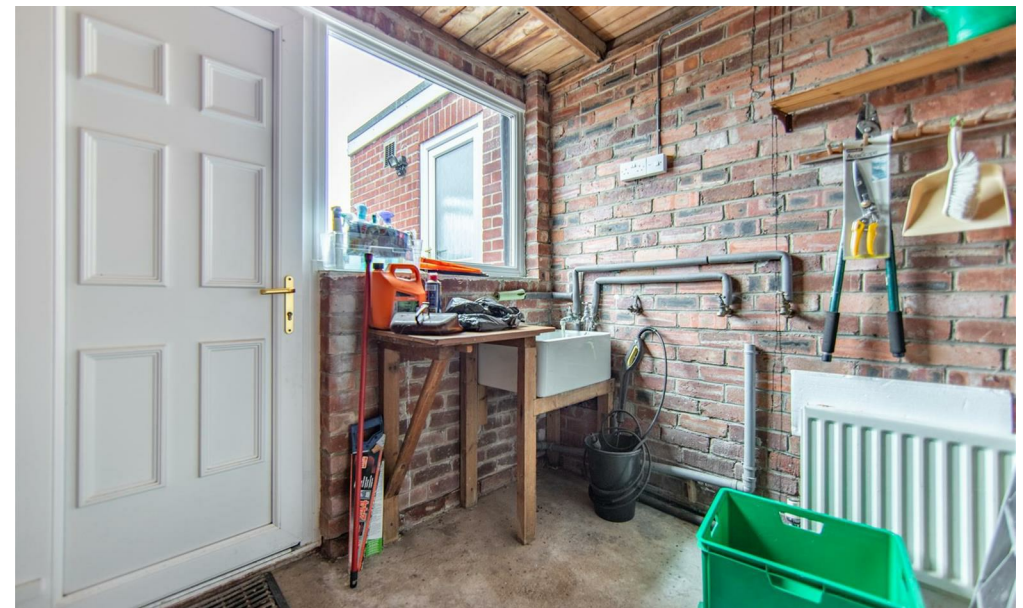
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The internal accommodation comprises: An entrance hall leading to a spacious front aspect lounge, which features a fireplace and provides a comfortable reception space. Also accessed from the entrance hall is the first of the two bedrooms, which benefits from built-in cupboards.

The entrance hall then opens into an internal hallway, providing access to the second bedroom, a rear aspect double with a built-in cupboard. Also located off the hallway is a useful storage cupboard and a well-appointed family bathroom, which is fully tiled and comprises a WC, washbasin and bath with overhead shower.

To the left of the hallway is a large dining room, which in turn leads into an extended modern kitchen. The kitchen is dual aspect and fitted with ample wall and base units providing excellent storage and work surface space, with a door opening out to the rear garden. Adjacent to the kitchen is a garage, which offers additional versatility and includes a useful utility area to the rear.

Externally, the property enjoys an unusually deep front garden and a substantial driveway providing off-street parking. To the rear is a large sunny garden with an attractive open outlook.





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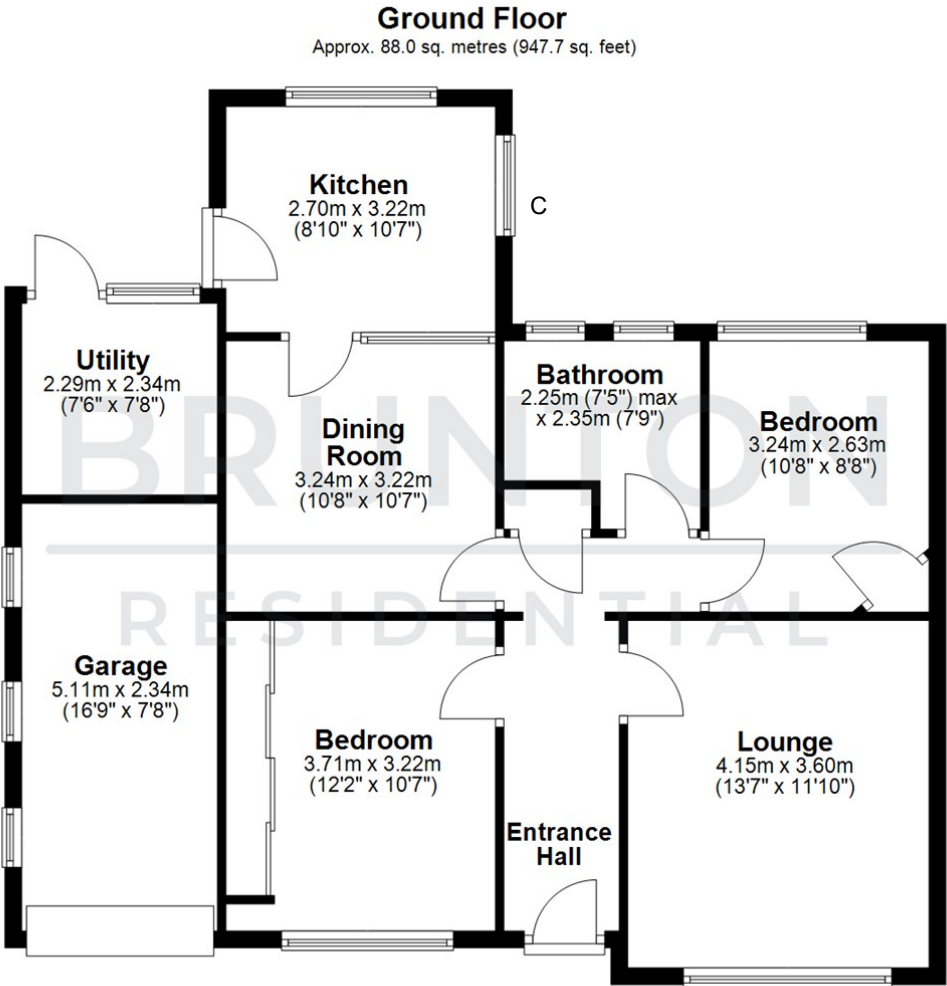
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TENURE : Freehold

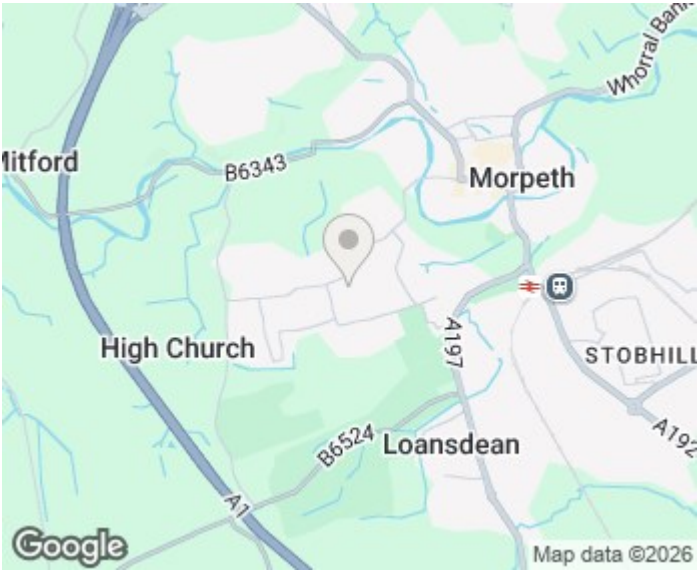
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



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



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

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