

# BRUNTON

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## RESIDENTIAL



**SOUTHFIELDS, ACKLINGTON, MORPETH, NE65**

Offers Over £275,000

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THREE BEDROOMS | SEMI-DETACHED | DESIRABLE AREA

Brunton Residential are delighted to offer for sale this semi-detached house, which offers three well-proportioned bedrooms, a rear garden, as well as a driveway and a garage, providing ample off-street parking and storage options.

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This property briefly comprises an entrance hall with a staircase leading to the first floor. The ground floor features a spacious open-plan kitchen and lounge area, with double doors that open onto a rear porch. The porch area benefits from dual-aspect windows, allowing plenty of natural light to flow through. From the porch, an additional door leads to the rear gardens. The kitchen is well-equipped with fitted appliances, generous countertop space, and access to a utility room. A ground floor WC completes this level.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, complete with a bath, shower, and washbasin.

Externally, the property benefits from a private rear garden with an artificial lawn and a paved area.

Additional features include a detached garage, a small front garden bordered by hedges, and off-street parking.



# BRUNTON

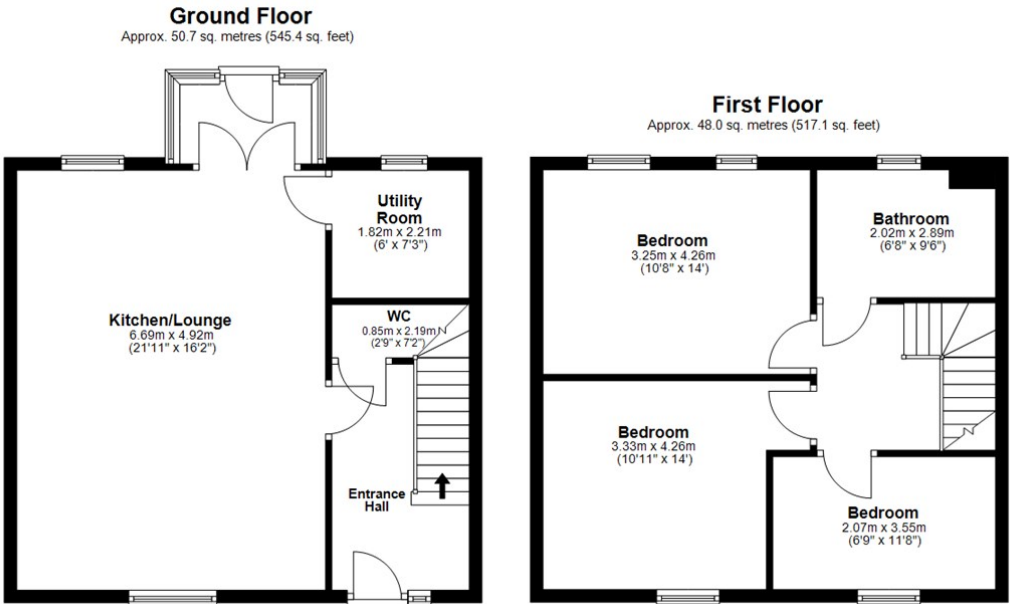
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : C

EPC RATING : B



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



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |