

BRUNTON
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.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : C

EPC RATING : B

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 | | |
| (92 plus) A | 95 | |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |