

BRUNTON

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HOOD STREET, MORPETH

Offers Over £300,000

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CENTRAL LOCATION - THREE BEDROOMS - PERIOD PROPERTY

Brunton Residential are delighted to present for sale this stunning family home with beautiful retained period features and a practical, modern interior. Located in the heart of Morpeth, it offers convenient access to a range of local amenities including successful schools for all ages.. The Town Centre includes a variety of independent shops and restaurants, leisure facilities including a sports centre and park, while also boasting excellent transport links via road and rail.

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Upon entering via an entrance lobby with original floor tiles and an inner door to the hallway with storage and stairs leading to the first floor. The living room has a square bay window allowing for lots of natural light, a beautiful original, fire place is a charming feature and creates a cosy main reception room to the front aspect. The dining room has a window to the rear and an open exposed stone fireplace, while the kitchen has been recently upgraded and includes appliances.

The spacious first floor landing currently incorporates a study/office area, has an additional useful laundry storage space and provides access to three, well presented bedrooms, all with retained period features. A very well appointed family bathroom with bath and walk in shower, completes this floor.

The home has well kept town garden to front and a pleasantly presented, enclosed rear yard, offering a good degree of privacy and ideal for outdoor gatherings.

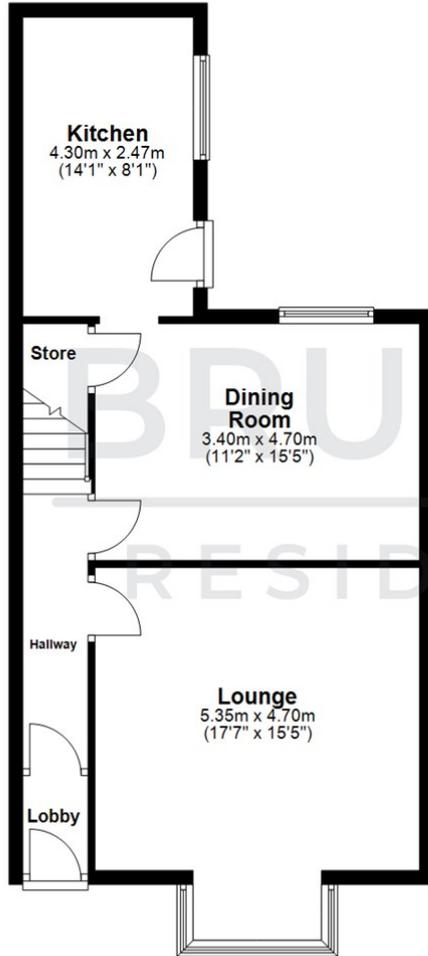
This is a sought after area and we anticipate a great deal of interest in this property. Contact us to arrange your viewing.



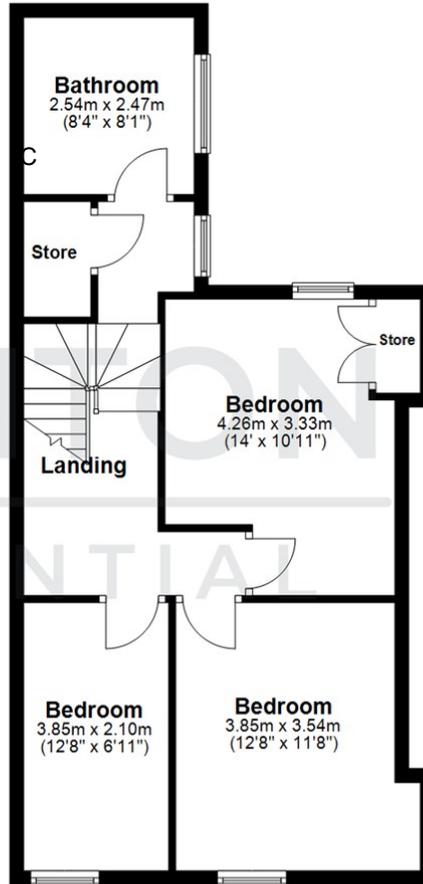
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Ground Floor
Approx. 57.8 sq. metres (622.5 sq. feet)



First Floor
Approx. 55.1 sq. metres (592.8 sq. feet)



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

TENURE : Freehold

LOCAL AUTHORITY : NCC

COUNCIL TAX BAND : C

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			
		72	84
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	