

# BRUNTON

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## RESIDENTIAL



**FRIESIAN CLOSE, NETHERTON PARK, STANNINGTON, NE61**

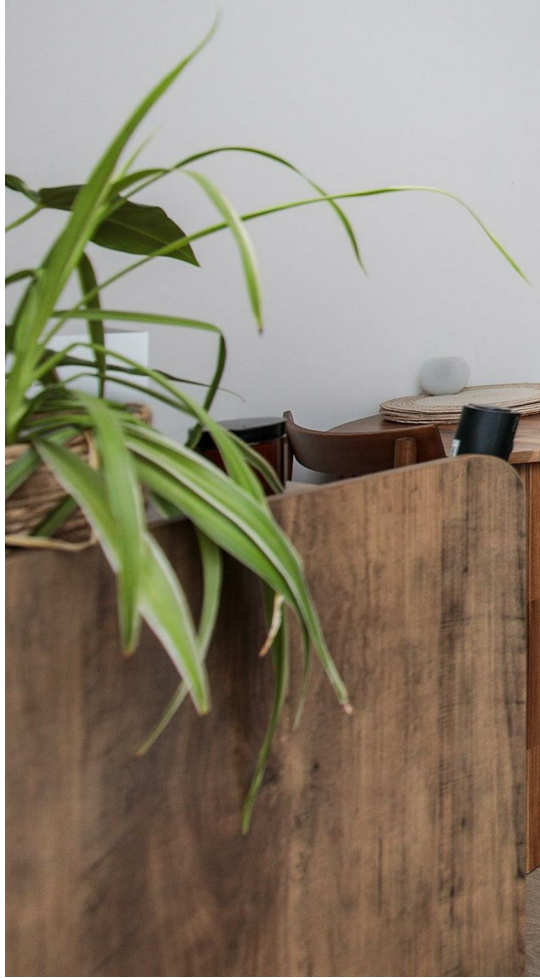
**Offers Over £200,000**



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Well-presented two-bedroom semi-detached home offering well-balanced accommodation arranged over two floors, ideally suited to first-time buyers, downsizers or professionals. The property benefits from bright living spaces, a practical layout and attractive outdoor areas.

The accommodation comprises an entrance hall with a convenient ground-floor WC, a fitted kitchen and a spacious dual-aspect lounge-diner with French doors opening onto the garden and useful understair storage. To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a modern family bathroom serves the remaining bedroom, alongside additional storage.

Friesian Close is located within the popular Netherton Park development in Stannington, offering a pleasant residential setting with access to local amenities, schooling and countryside walks. The area provides convenient road links to Morpeth, Ashington and Newcastle upon Tyne, making it an ideal location for those seeking a balance between village-style living and commuter accessibility.



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The internal accommodation comprises: an entrance hall that has stairs to the first floor, along with a convenient ground-floor WC. To the right of the hallway, a kitchen enjoys a range of fitted wall and base units, integrated appliances and views over the side of the property. To the right of the hallway, a bright and welcoming lounge-diner has French doors out to the garden, dual-aspect windows, and a useful understair storage cupboard.

To the first-floor landing, there is access to two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, comprised of a three-piece suite, whilst the remaining bedroom is served by a well-appointed family bathroom, also with a three-piece suite and a heated towel rail. A convenient storage cupboard completes the upstairs accommodation.

Externally, to the side of the property, there is parking for two vehicles, while to the opposite side is a lawned garden surrounded by timber fencing with paved patio seating areas, creating the ideal space for everyday family living and entertainment.





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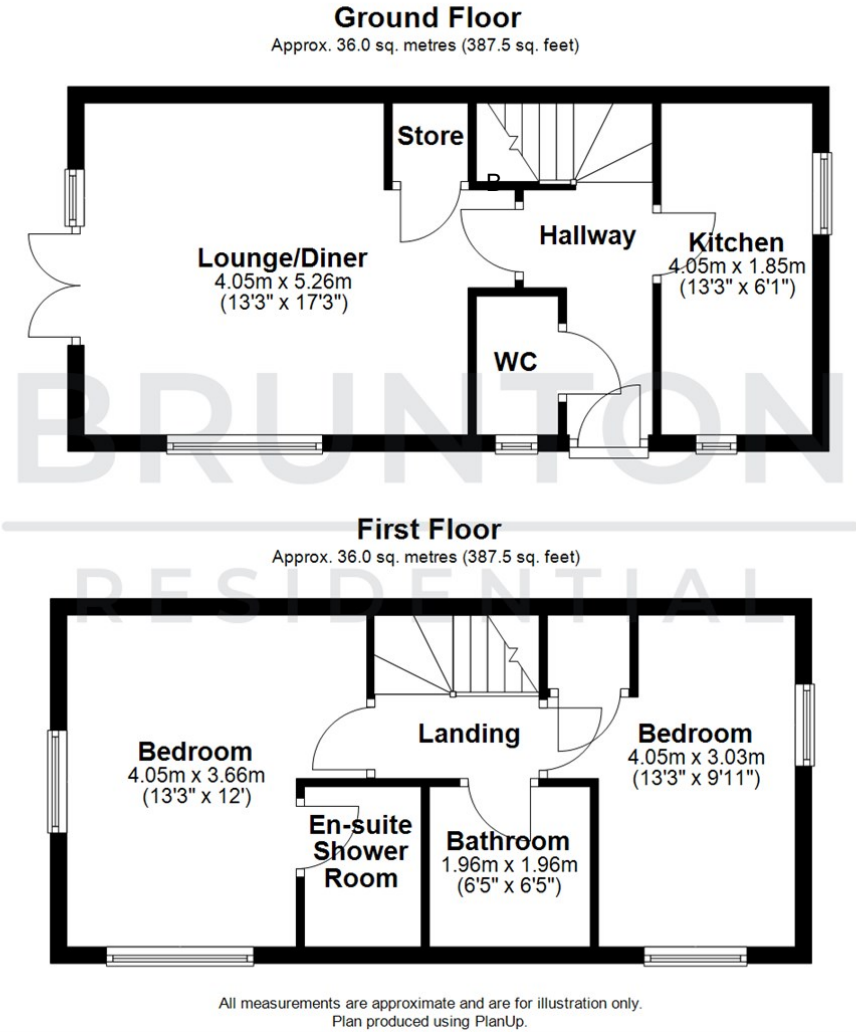
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



| 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>96</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            | <b>83</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 |           |