

# BRUNTON

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RESIDENTIAL



**BEECHLEA, STANNINGTON, MORPETH, NE61**

**£240,000**

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Well-presented three-bedroom home offering bright and well-balanced accommodation, ideally suited to first-time buyers and young families. The property benefits from a spacious dual-aspect lounge-diner and a private rear garden, creating a comfortable and practical living environment.

The ground floor comprises an entrance hall with useful storage, leading to a generous lounge-diner with French doors opening onto the rear garden. A well-equipped kitchen with fitted units and integrated appliances completes the ground floor. Upstairs, three bedrooms - all with built-in storage - are served by a modern family bathroom with a shower over a bath. Externally, the home enjoys a lawned front garden and an enclosed rear garden with patio areas and two storage sheds, ideal for everyday living and entertaining.

Beechlea is situated within a popular residential area of Stannington Village, a sought after area with a successful primary school, village pub and excellent road links to Morpeth and Newcastle.

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The internal accommodation comprises an entrance hall with stairs to the first floor as well as convenient storage. To the left, a welcoming lounge-diner spans the length of the property and benefits from dual aspects and French doors leading out to the rear gardens. Off the lounge-diner is a well-equipped kitchen, fitted with a range of wall and base units and a number of integrated appliances. A window overlooks the rear garden and allows ample natural light to flood the space.

The first-floor landing provides access to three bedrooms, all of which benefit from built-in storage. A well-appointed family bathroom, featuring a bath with a shower over and a heated towel rail, serves the first-floor and completes the internal accommodation. Externally, to the front of the property, there is an inviting front lawn. To the rear, a garden is enclosed by timber fencing, enhancing the sense of privacy, and enjoys the welcome addition of a versatile garden cabin with power and lighting supply. The garden itself is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment. The property has sole use of the adjoining garage although this is on a leased basis and does not form part of this title.



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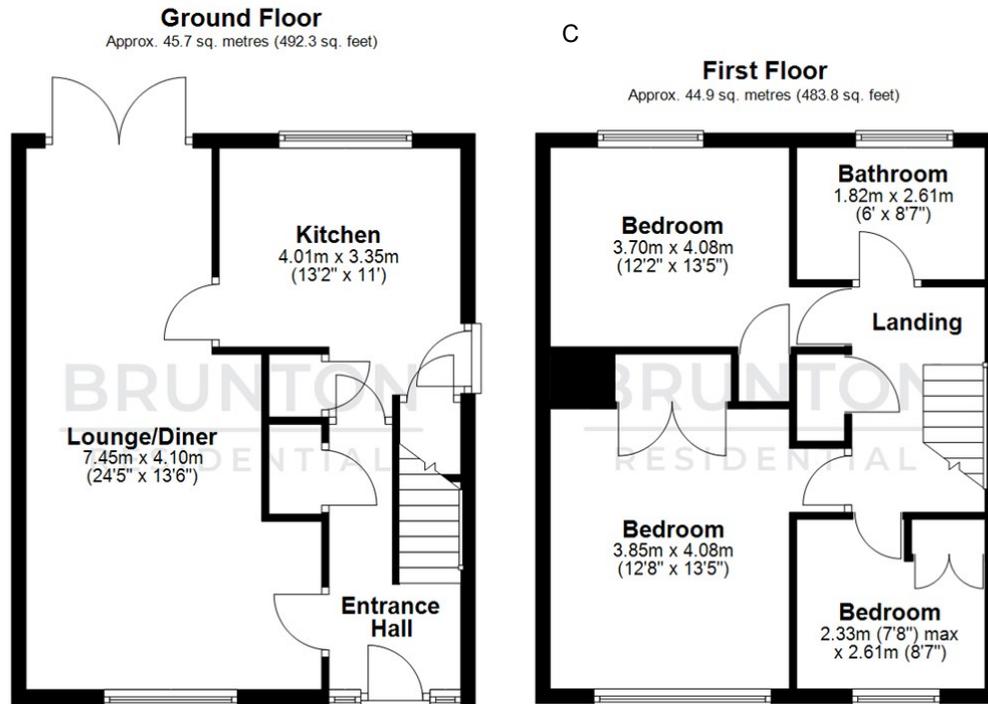
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : 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) <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			
		75	84
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	