

**BRUNTON**  
RESIDENTIAL



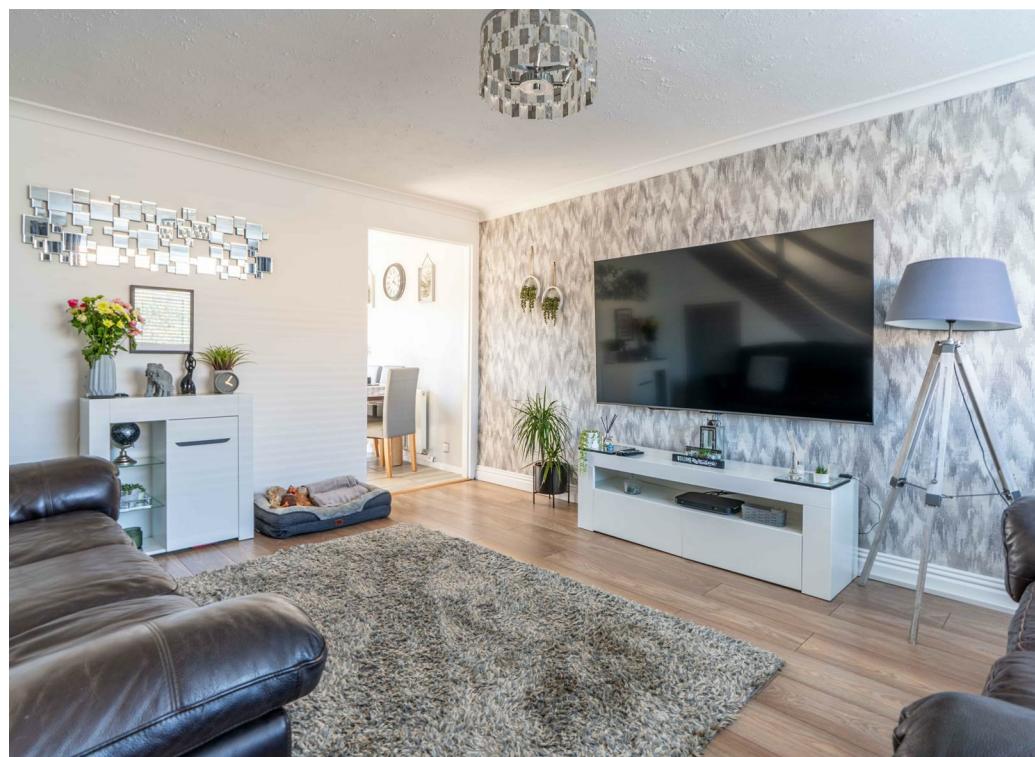
**BREAMISH, ELLINGTON, MORPETH**  
Offers Over £130,000

# BRUNTON

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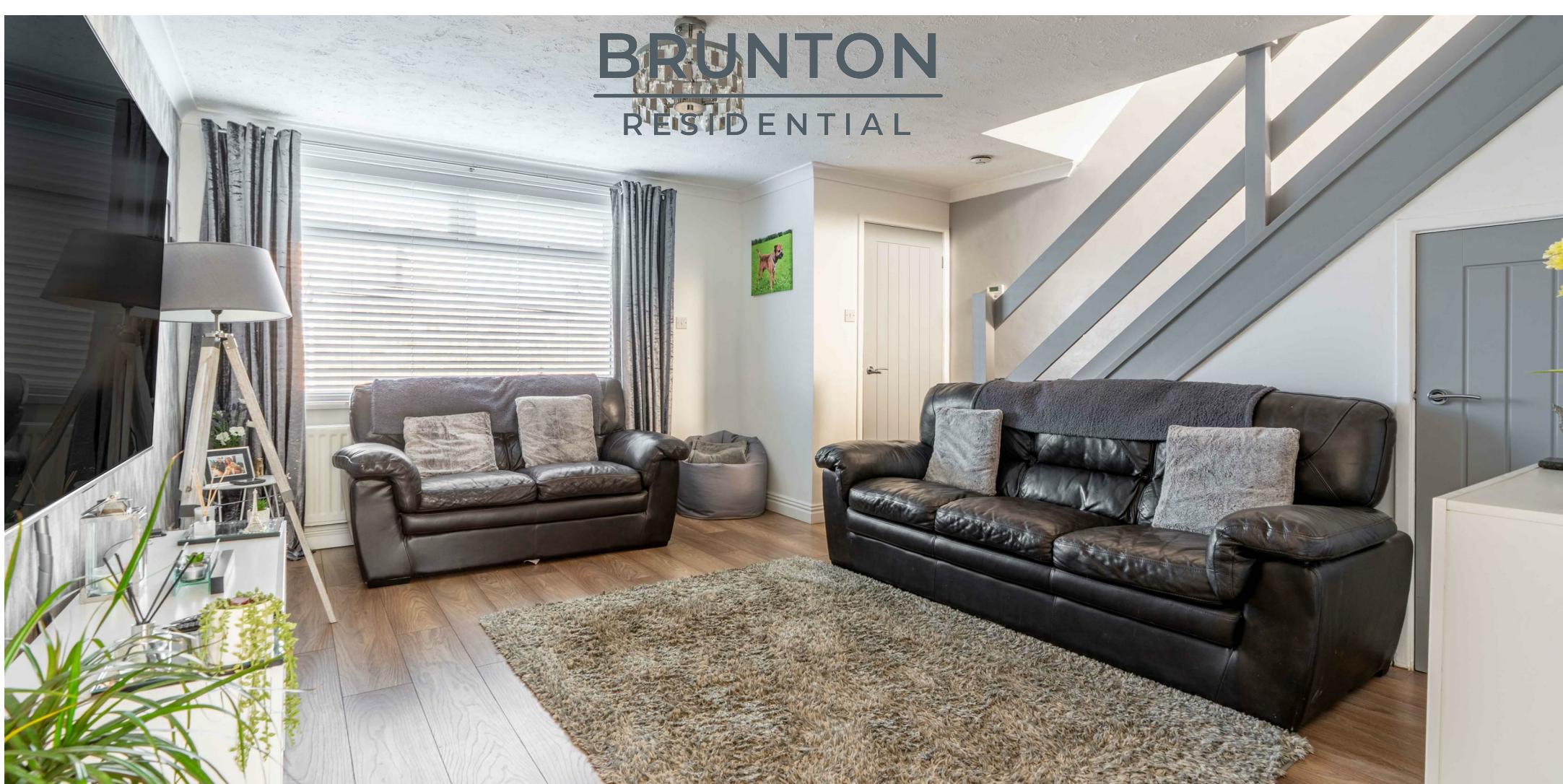
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**THREE BEDROOMS - COASTAL LOCATION - GARAGE AND GARDENS**

We are delighted to bring to the market this much improved, three bedroom link house on an established popular estate in the village of Ellington.

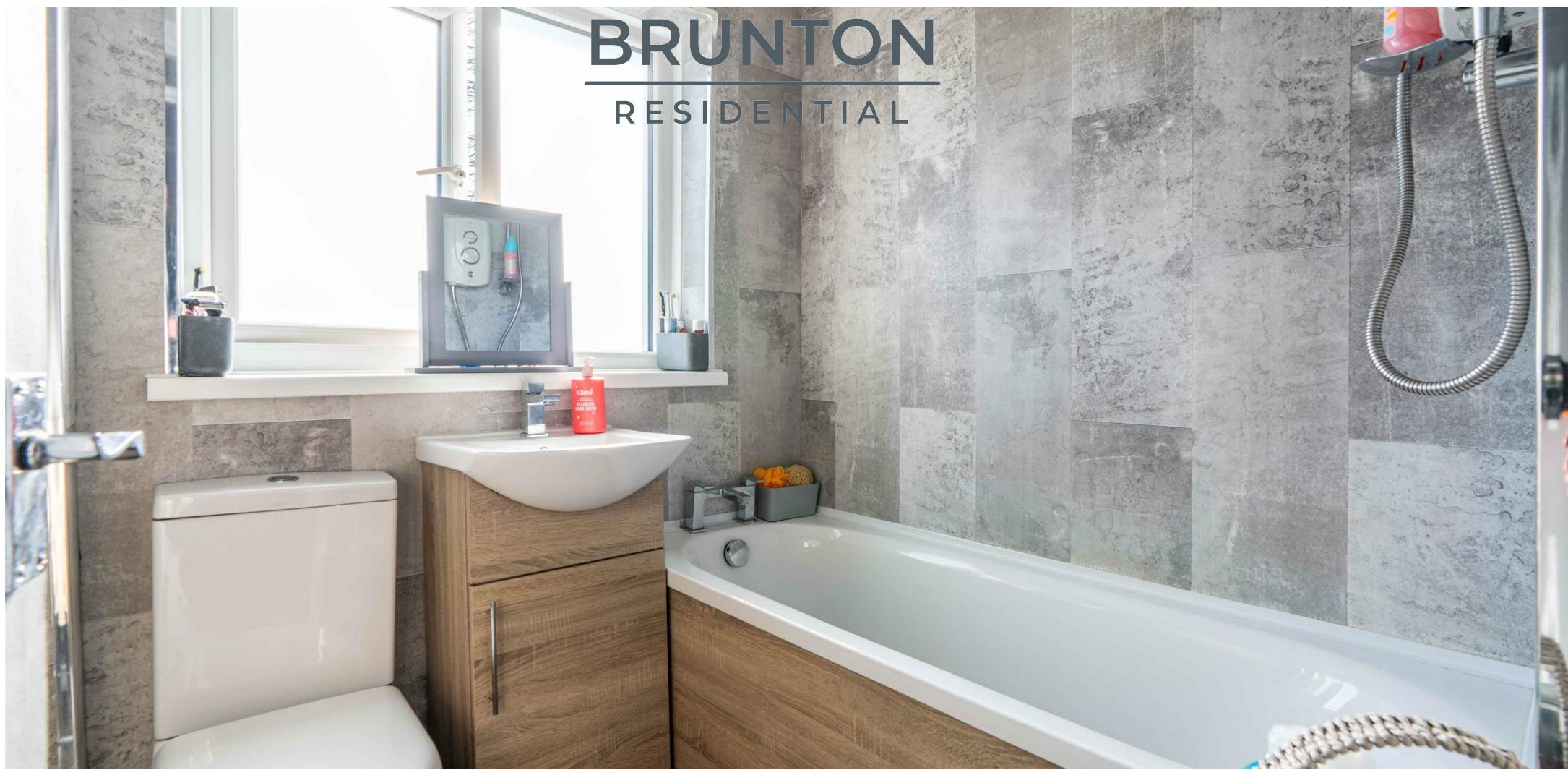
The immediate area has local village shops and a successful primary school. The beautiful Cresswell beach is a short distance away and road links provide easy access to other nearby towns.

Well presented and comprehensively updated throughout by the current owners, this property would be an ideal investment or family purchase.

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Open entering the home the front door provides access to an entrance lobby and into the main hallway. This provides access into a good sized lounge overlooking the front aspect which is open plan to the kitchen diner area. With a range of fitted modern units with worksurfaces and space for appliances. French doors to access the rear enclosed garden which is low maintenance and backs onto a primary school field. The first floor landing leads to three well presented bedrooms and a modern family bathroom. The property has a single garage in adjacent block and is at the head of a cul de sac location where further on street parking is available. Call us to arrange your viewing.



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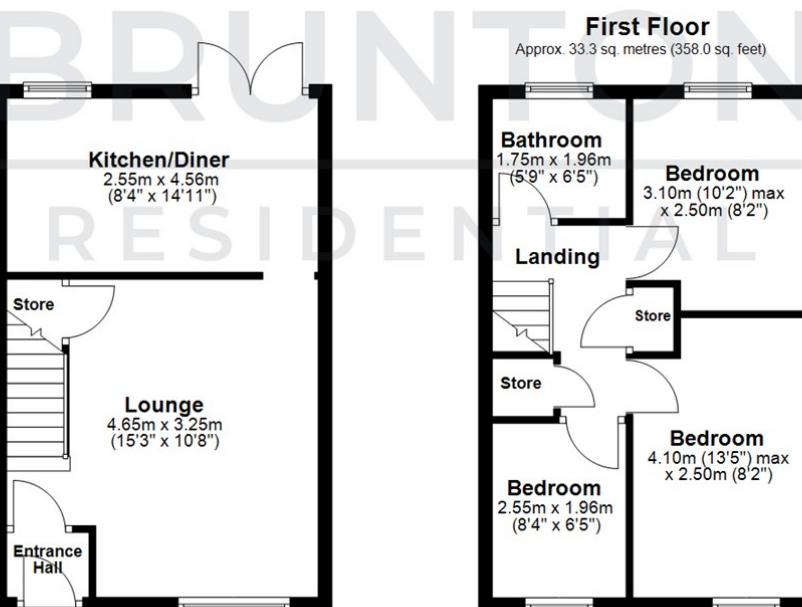
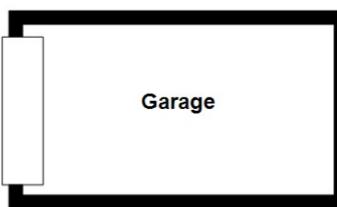
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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		