

# BRUNTON

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## RESIDENTIAL



**MONTROSE GARDENS, MORPETH, NE61**

Offers Over £200,000

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This delightful four-bedroom mid-terrace home situated on Montrose Gardens, Morpeth, conveniently positioned within walking distance of local amenities, parks and everyday facilities. The property offers characterful accommodation arranged over two floors, combining period features with practical living space.

Internally, the home benefits from a welcoming living room with log-burning stove, an additional conservatory providing further reception space, and a well-equipped dining kitchen with feature inglenook-style fireplace. The first floor provides four bedrooms, offering flexibility for families, home working or guest accommodation.

Montrose Gardens enjoys a well-established residential setting within easy reach of Morpeth town centre, where a wide range of independent shops, supermarkets, cafés and leisure facilities can be found. The area is also well served by schooling and transport links, including Morpeth's mainline railway station and convenient access to the A1.

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The internal accommodation comprises: an entrance porch with double glazing, which leads into the main hallway. To the right-hand side of the hallway is the principal living room, a characterful reception space featuring exposed wood flooring and a log-burning stove set within a recessed fire alcove, creating an attractive focal point. French doors open from the living room into a double-glazed conservatory with a polycarbonate roof and tiled flooring, providing additional reception space and access to the garden. From the living room, there is access into the dining kitchen, which retains a charming inglenook-style stone fireplace. The kitchen is fitted with a range of wall and base units and includes integrated appliances comprising an oven, hob and fridge and freezer. There is plumbing for a dishwasher, a central island unit, a rear-facing window, and a combination of tiled and wooden flooring, creating a practical yet characterful space. A door from the kitchen leads through to a utility area with plumbing for a washing machine, as well as the ground-floor bathroom. This is the only bathroom within the property and is fitted with a bath and shower over, complemented by tiled walls and finishes. The boiler is housed externally within a storage shed located in the rear yard, which also provides additional storage capacity.

To the first floor, the landing gives access to four bedrooms along with a loft access hatch and further storage. The accommodation includes one definite double bedroom, two single bedrooms, and one additional bedroom of versatile proportions. One of the bedrooms benefits from a full wall of built-in wardrobes.

Externally, the front garden incorporates a seating area with a decorative gravel covering, enjoying a good degree of seclusion via established shrubs and trees. To the rear, there is a yard which could be utilised for off-street parking if required, although it is currently arranged as a traditional yard space, with on-street parking also available.



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TENURE : Freehold

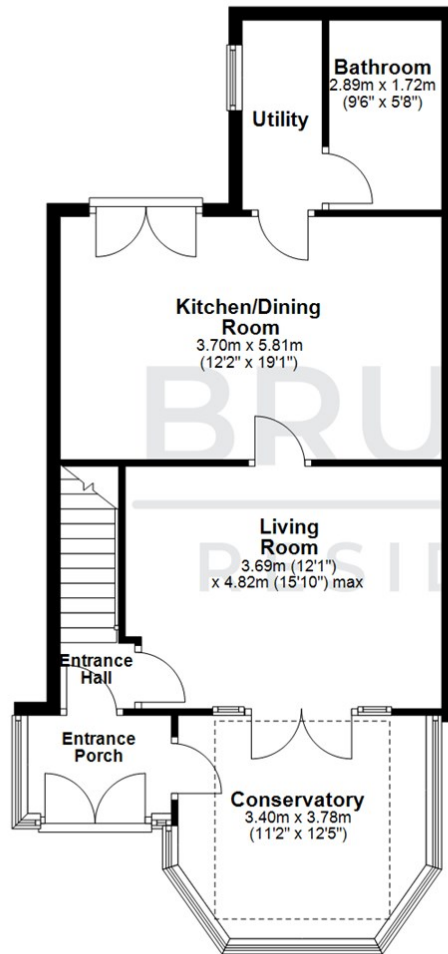
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C

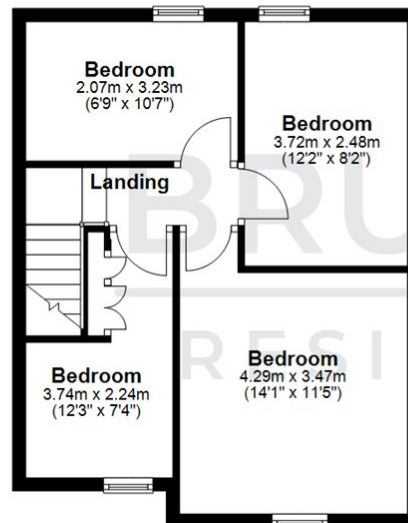
### Ground Floor

Approx. 68.6 sq. metres (738.0 sq. feet)

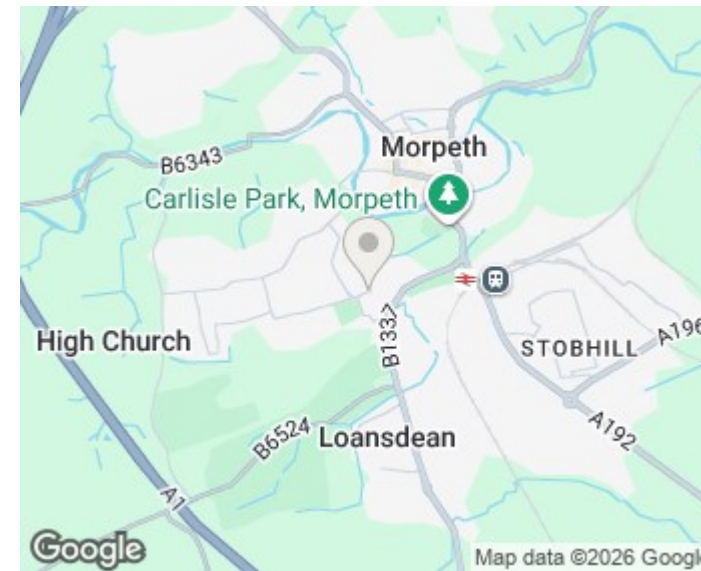


### First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



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		
	71	80
	EU Directive 2002/91/EC	
	England & Wales	

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		
	EU Directive 2002/91/EC	
	England & Wales	