

BRUNTON
RESIDENTIAL



STATION ROAD, STANNINGTON, MORPETH, NE61

Offers Over £250,000

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Brunton Residential is pleased to present this charming three-bedroom home, originally a former farm cottage.

The property features three well-proportioned bedrooms, a spacious lounge, and a separate dining area. The home has been extended to include a kitchen with a utility area, fitted with a range of wall and floor units, space for appliances, and tiled flooring.

Situated in Stannington, this home is within easy reach of local amenities. Stannington Station is conveniently located near Morpeth and Bedlington, providing excellent road links, including access to the A1 for commuters.

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Upon entering, you are welcomed into a good-sized lounge featuring a front aspect window, a fireplace, and a staircase leading to the first-floor landing. From here, access leads into a separate dining area, which also benefits from a fireplace. Beyond this, the extended kitchen is fitted with a range of wall and floor units, wood-effect flooring, and a utility area with space for appliances.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, with one benefiting from built in storage. A fully tiled family bathroom serves these rooms and includes a bath, an overhead shower, a washbasin, and a WC.

Externally, the property includes a front garden and an enclosed rear yard with a storage shed. Across the lane, there is a single garage with an attached workshop area. A good-sized enclosed garden area is located approximately 20 to 30 feet from the property.



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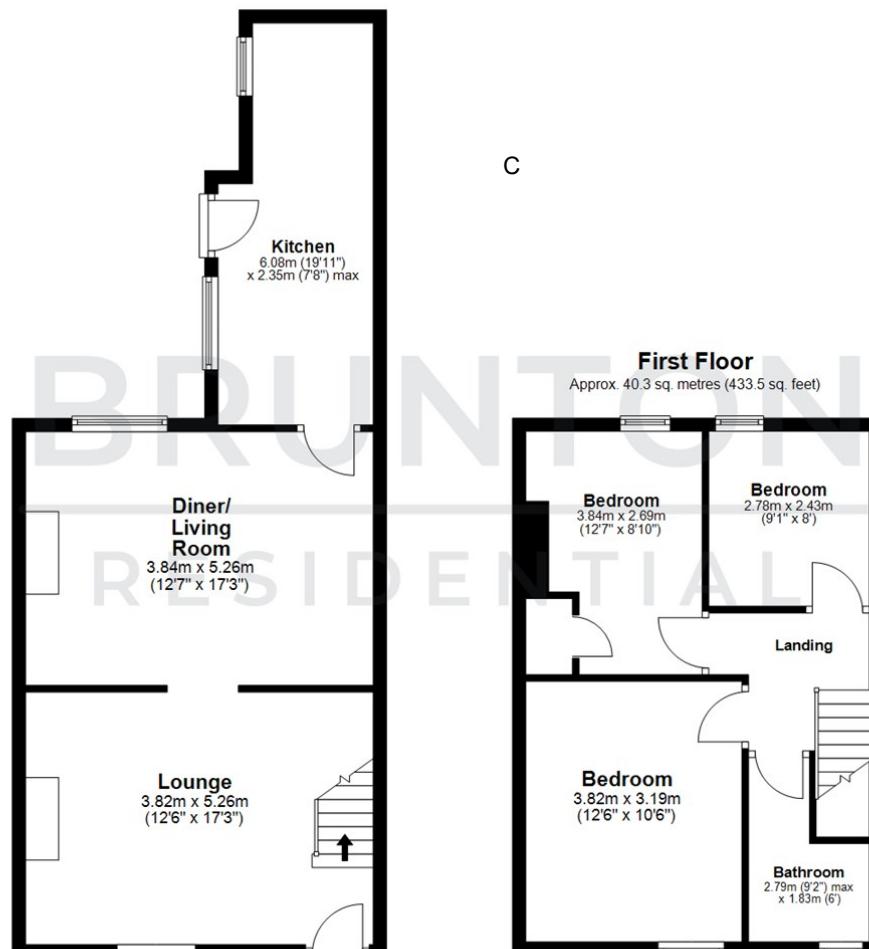
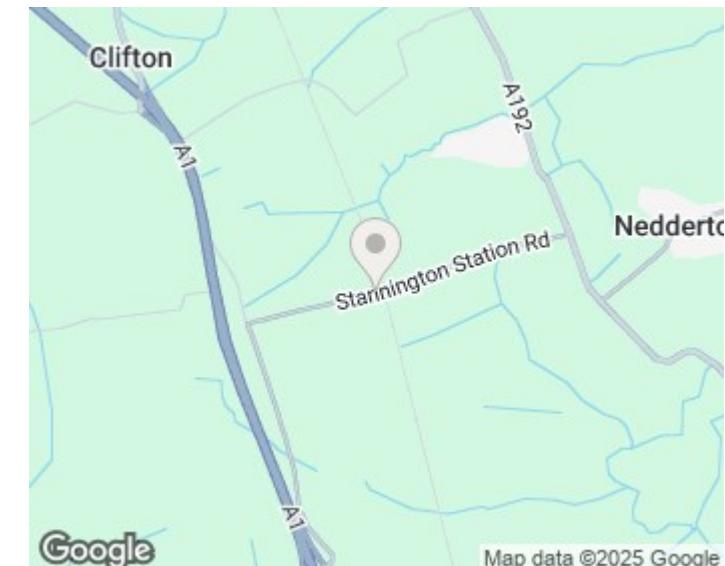
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC