

# BRUNTON

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RESIDENTIAL



**TENTER TERRACE, MORPETH, NE61**

Offers Over £230,000

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Charming three-bedroom period home located on Tenter Terrace in Morpeth, offering characterful accommodation with high ceilings and traditional features, alongside practical living spaces and attractive gardens.

The property opens with an entrance vestibule leading to a central hallway. To the front is a bright living room with a bay window, decorative cornicing and a stone fireplace with a real-flame gas fire. A second reception room, currently used as a dining room, sits to the rear and opens into a galley-style kitchen fitted with wall and base units and integrated appliances. A rear door provides access to the yard, and a convenient ground-floor WC sits beneath the stairs. Upstairs, the spacious landing offers views towards Haar Hill and leads to three well-proportioned bedrooms, with the rear bedroom benefiting from an en-suite bathroom with both bath and separate shower.

Tenter Terrace is ideally positioned close to Morpeth town centre, providing easy access to a wide range of shops, cafés, restaurants and well-regarded schools. The town also benefits from excellent rail and road links, making commuting to Newcastle and the wider region convenient.

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The internal accommodation comprises an entrance vestibule leading through to the main hallway. From the hallway, stairs rise to the first-floor landing. To the left-hand side is a charming front living room, featuring high ceilings, decorative cornicing, and a bay window overlooking the front garden. This room also benefits from a stone fireplace with a real-flame gas fire inset. Further along the hallway is a second reception room currently used as a dining room, enjoying a window to the rear aspect. This space is open to the kitchen, which is arranged in a galley style and fitted with a range of wall and base units. The kitchen includes an integrated oven, hob and extractor, along with plumbing for a washing machine and space for a fridge-freezer. Continuing along the hallway, there is a rear door providing access to the rear yard area, as well as a convenient ground-floor WC located beneath the staircase.

To the first floor, the landing enjoys a window with views towards the historic Haar Hill, a notable local landmark. The landing itself is particularly spacious and could accommodate storage or a small study area, and also provides access to the loft via a hatch. There are three well-proportioned bedrooms on this level, two of which enjoy front-facing aspects, with the third positioned to the rear. The rear bedroom benefits from an en-suite bathroom, complete with a bath and a separate walk-in shower cubicle.

Externally, the property offers a rear yard with potential for off-street parking, although there is also rear lane access available. Beyond this is a walkway-fronted garden, leading to a further mature garden area with established shrubs and trees, a good-sized patio, and a summer house.



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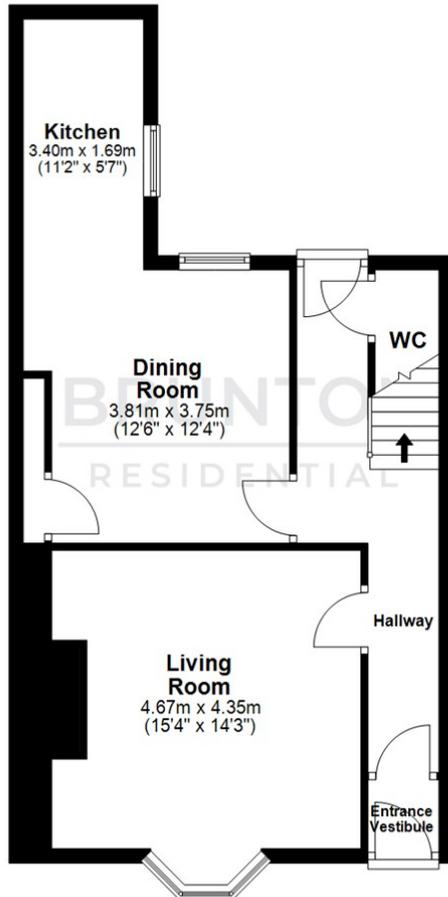
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

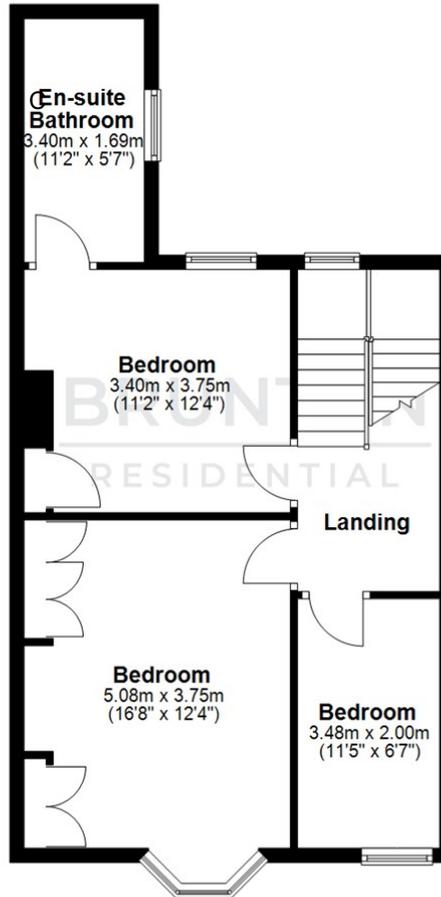
COUNCIL TAX BAND : C

EPC RATING :

**Ground Floor**  
Approx. 53.4 sq. metres (574.3 sq. feet)



**First Floor**  
Approx. 54.1 sq. metres (582.0 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)	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	