

BRUNTON

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THE FAIRWAY, LOANSDEAN, MORPETH, NE61

£475,000

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RARE TO THE MARKET | DETACHED FAMILY HOME | MODERNISATION REQUIRED

Four-bedroom detached house positioned within a sought-after residential area, offering a generous plot and an appealing setting for family living.

The home provides a versatile layout over two floors, including a spacious lounge, a well-proportioned kitchen and dining area, and four bedrooms arranged across the upper floor. A family bathroom serves the bedrooms. The property further benefits from off-street parking, a garage, and a wonderful garden space suitable for everyday family use.

The location is particularly well regarded, being close to local schools and transport links, while also offering easy access to the town centre. This combination of space, convenience, and setting makes the property an ideal choice for families and professionals alike.

Please be aware that a grant of probate will be required to progress this sale.

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The internal accommodation comprises: access via the front door into a reception hallway, which provides stairs leading up to the first-floor landing and access to a convenient ground-floor WC. From the hallway, there is access to a breakfasting kitchen extending to the rear of the property, fitted with wall and base units, space for appliances, a wall-mounted central heating boiler, and a small yet useful utility area. Doors from the kitchen open out to the gardens, and there is also internal access to the single garage, which is fitted with an up-and-over door. The property further offers a good-sized reception room arranged as a lounge and dining area, featuring a rear-aspect square bay window and a stone fireplace.

To the first floor, the galleried landing provides access to a family bathroom, which includes a bath and a separate walk-in shower cubicle with a coloured suite. There are four bedrooms in total, comprising two comfortable doubles and two single-sized rooms, all benefiting from good levels of natural light, including dual-aspect windows.

Externally, the property features a block-paved driveway and occupies a generous corner plot with wraparound gardens, offering a good degree of privacy.



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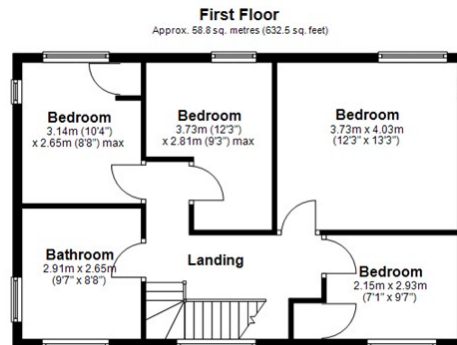
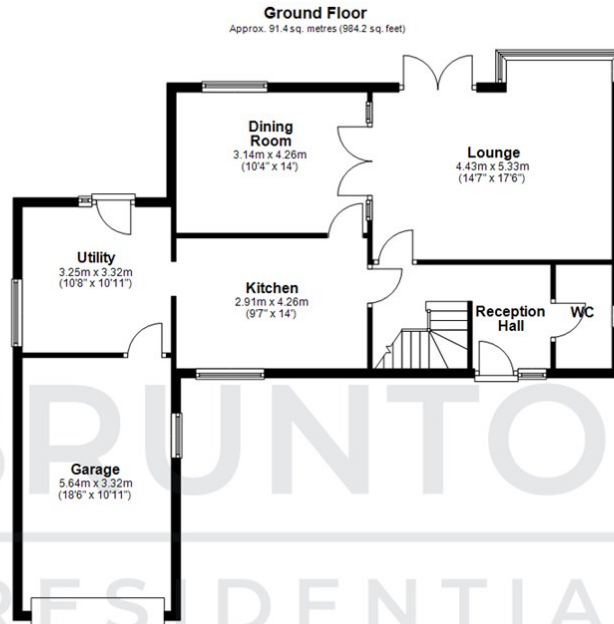
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : E



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			
		54	70
England & Wales		EU Directive 2002/91/EC	

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	