



16 Loansdean Wood

Morpeth, NE61 2FB

FAMILY HOME - TOWN HOUSE - GREAT LOCATION

Brunton Residential are delighted to offer this centrally located town house located on Loansdean Wood in Morpeth. This property is available for occupation from September. Please note, out of respect to the current occupier, viewing times will be restricted. Please use the virtual tour.

£250,000

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Brunton Residential are delighted to offer a fantastic opportunity to acquire a modern, three bedroom family home situated within Loansdean Wood, Morpeth. The property is available with vacant possession from September 2021. Accommodation briefly comprises; entrance hall with access to a full width fitted kitchen, WC and garage with up and over door. The first floor consists of a lounge with windows over the gardens along with an impressive master suite with dressing area leading through to the ensuite shower room. The top floor offers two further double bedrooms along with a family bathroom WC. Well positioned for access to the A1 via Clifton for commuting and within excellent proximity to Goosehill First School as well as convenient access to Morpeth Town Centre, the property presents a superb opportunity as a family home or first time buyer and must be viewed to fully appreciate the specification of the property on offer. For more info and to book viewings, please call our sales team on 01912368347.

ON THE GROUND FLOOR

Hallway

WC

Kitchen

11'9" x 15'5" (3.6 x 4.7)

ON THE FIRST FLOOR

Lounge

Lounge

12'9" x 15'1" (3.9 x 4.6)

Bedroom One

10'2" x 15'5" (3.1 x 4.7)

Dressing Room

Ensuite

ON THE SECOND FLOOR

Landing

Bedroom Two

15'5" x 10'2" (4.7 x 3.1)

Bedroom Three

12'9" x 15'1" (3.9 x 4.6)

Bathroom

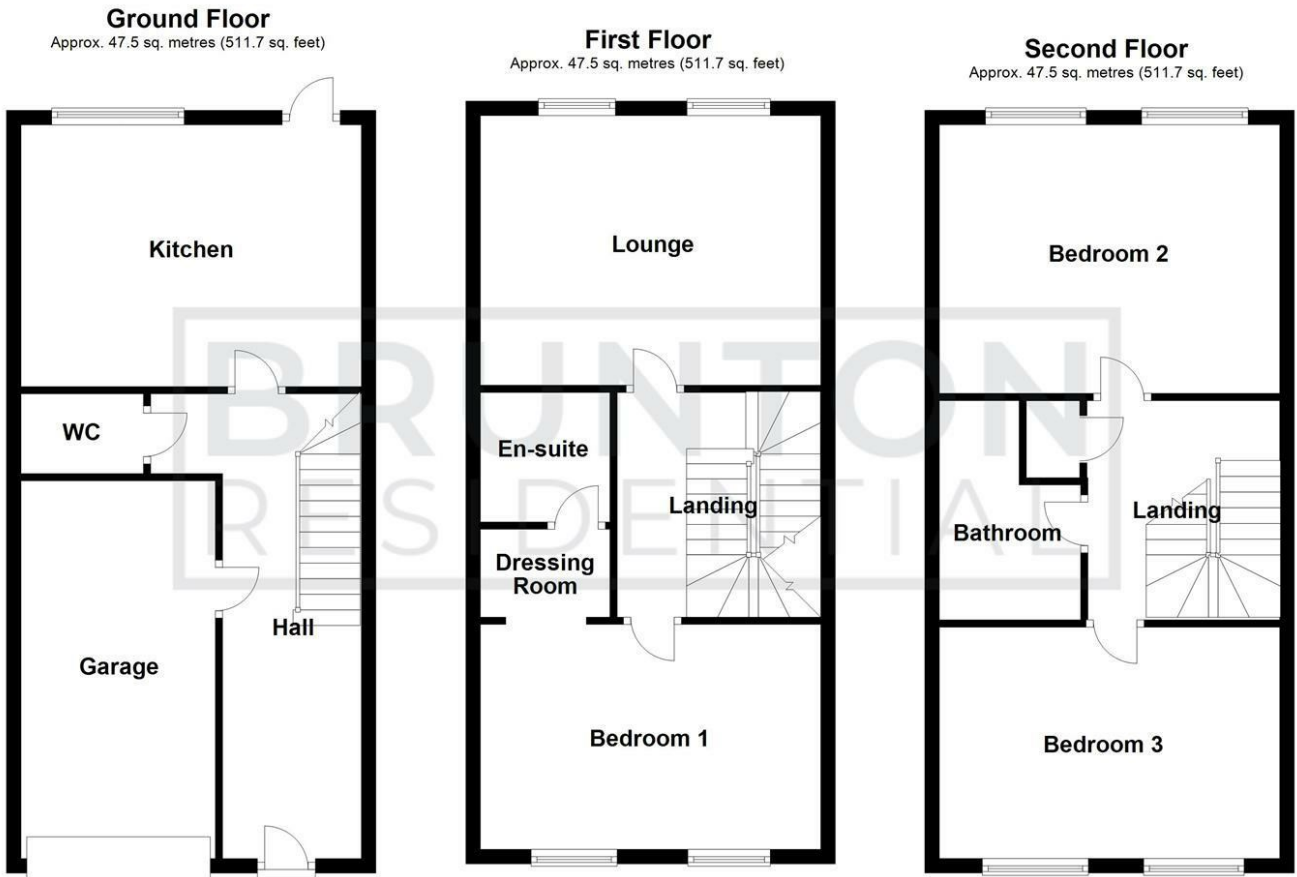
Disclaimer.



- FAMILY HOME
- GARAGE
- REAR GARDENS
- THREE DOUBLE BEDROOMS
- DOUBLE DRIVEWAY
- GREAT CONDITION



Floor Plan



Total area: approx. 142.6 sq. metres (1535.2 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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