

# BRUNTON

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## RESIDENTIAL



**MITFORD ROAD, MORPETH, NE61**

**Offers Over £300,000**

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### PERIOD SEMI DETACHED - SOUGHT AFTER LOCATION - RARE TO MARKET

This charming property offers beautifully preserved original features alongside modern comforts. The ground floor includes a spacious lounge, a large dining room, a well-fitted kitchen and a useful utility room. The first floor hosts three well-proportioned bedrooms and a family bathroom. The property further benefits from off-street parking, a garage, and a tiered rear garden extending down to the River Wansbeck.

Mitford Road is ideally positioned within one of Morpeth's most sought-after residential areas, within easy reach of the town centre's shops, restaurants, and leisure facilities. The property is also conveniently located near well-regarded schools and excellent transport links, offering a blend of period character, practicality, and accessibility.

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The internal accommodation comprises: An original front door leading into a good-sized hallway with stairs to the first floor. The hallway retains its original wall panelling, has two storage cupboards beneath the stairs, and features attractive stained-glass windows. To the front is a lounge with a bay window, polished floorboards, and a feature fireplace. The second reception room enjoys a rear-facing window, a period-style feature fireplace, and picture rail detailing. To the rear lies the kitchen, fitted with a range of wall and floor units, granite work surfaces, a range cooker point, a pantry cupboard, and a tiled floor. A door from the kitchen provides access to a good-sized utility space with plumbing for appliances, tiled flooring, and a stable door leading out to the rear. From here, access is available to the rear of the garage, which benefits from power, lighting, and an electric roller shutter door.

The first-floor landing and includes a loft hatch with pull-down ladder and part boarding for storage. There are two generous double bedrooms to the front and rear, as well as a third bedroom to the front. The bathroom has been refitted with a walk-in mains-powered shower and a bathtub.

Externally, the cobbled front area provides off-street parking for at least two vehicles. The rear garden is tiered, featuring paved patio areas, mature trees, shrubs, fruit trees, and a lawn. It extends down to the River Wansbeck, offering privacy and a scenic riverside setting with areas to sit and enjoy the surroundings.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D

