

# BRUNTON

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RESIDENTIAL



**HUGH PERCY COURT, ST. MARY PARK, MORPETH, NE61**

Offers Over £200,000

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This remodelled two-bedroom terraced home on Hugh Percy Court, St Marys Park offers unique, well-presented accommodation complete with upgrades throughout. The entrance vestibule leads into an extended kitchen fitted with upgraded units, porcelain-tiled flooring and integrated appliances. From the kitchen, a rear lobby provides access to a ground-floor WC and the courtyard garden. To the right of the hallway is a spacious dual-aspect lounge with high ceilings, creating an open feel. Upstairs, the landing leads to two generous double bedrooms, each benefiting from its own well appointed en-suite shower room with mains-powered walk-in showers.

Externally, the property includes an allocated parking bay, refuse storage and a low-maintenance cobbled courtyard with astroturf.

This area is conveniently positioned for access to Morpeth town centre, local transport links, shops and amenities. The estate has communal grounds complete with extensive green areas, pleasant walkways, sports pitches and an onsite bistro pub.

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The entrance leads to a modern and extended dining kitchen, which features high-specification porcelain-tiled flooring, a range of upgraded wall and base units, as well as integrated appliances to include a fridge-freezer, washer-dryer, oven, hob, extractor and a microwave. From the kitchen, there is access to a rear lobby area with access to a convenient ground-floor WC and access to the rear courtyard. The right of the hallway offers a spacious dual-aspect lounge, offering windows to create a bright, spacious feel. High ceilings throughout the property enhance the sense of space and elegance.

Stairs lead to the first-floor landing, which provides access to two double bedrooms, both beautifully decorated with stylish window dressings and interior design finishes. Each bedroom benefits from its own en-suite shower room, featuring mains-powered walk-in showers and quality tiling.

Externally, there is an allocated parking bay directly to the front, along with convenient refuse storage. The property also enjoys a cobbled courtyard garden with astroturf for easy maintenance, as well as a private pathway.



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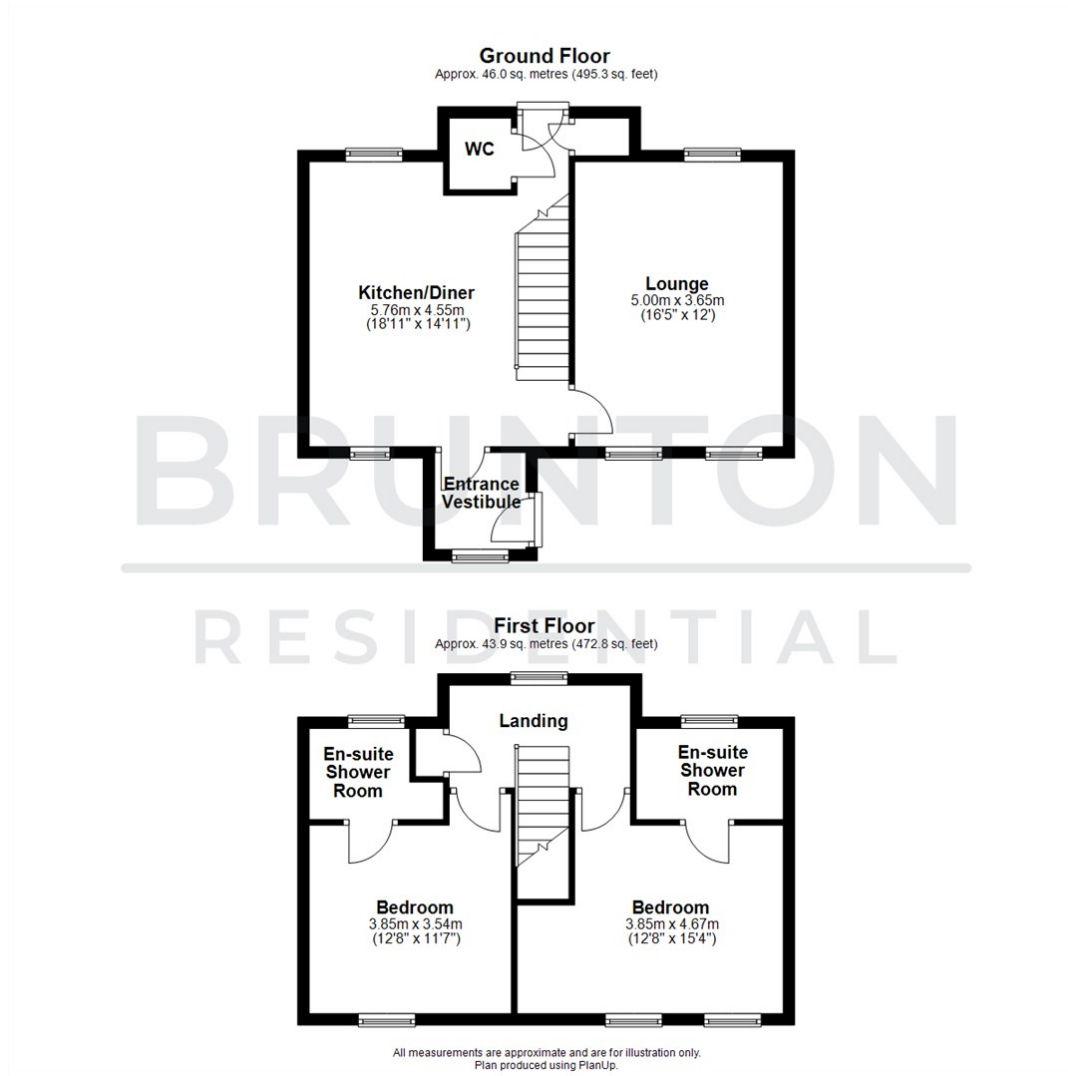
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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