

# BRUNTON

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RESIDENTIAL



**ASHLEY GARDENS, ST MARY PARK, NE61**

**Offers Over £225,000**

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### THREE BEDROOMS | MODERN END LINK | SOUGHT AFTER AREA

This beautifully presented three bedroom end link property is ideal for a variety of buyers and boasts an open outlook over a pleasant green area.

Ashley Gardens is located within a popular residential area of St Mary Park, Stannington. Offering a convenient setting close to local amenities, schooling and everyday services. Morpeth town centre is easily accessible and provides a wider range of shops, cafés and leisure facilities, along with excellent transport links, including the A197 and A1.

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The internal accommodation comprises: an entrance vestibule that provides direct access to a convenient ground-floor WC, as well as stairs to the first floor and the bright living room to the right. The living room enjoys a large forward-facing window overlooking the front lawn of the property. To the rear, a kitchen-diner spans the width of the property and features a range of fitted wall and base units and integrated appliances. There is ample space for a dining table, and there are French doors leading out to the rear garden, also allowing plenty of natural light into the space.

On the first-floor landing, there is access to three well-proportioned bedrooms, with the principal bedroom to the rear benefiting from an en-suite shower room with a three-piece suite and a window. The remaining two bedrooms are served by a well-appointed family bathroom, also with a three-piece suite.

Externally, the property enjoys a front lawn to the front, and, to the rear, a paved garden, enclosed by timber fencing - an ideal space for entertainment and everyday family living.



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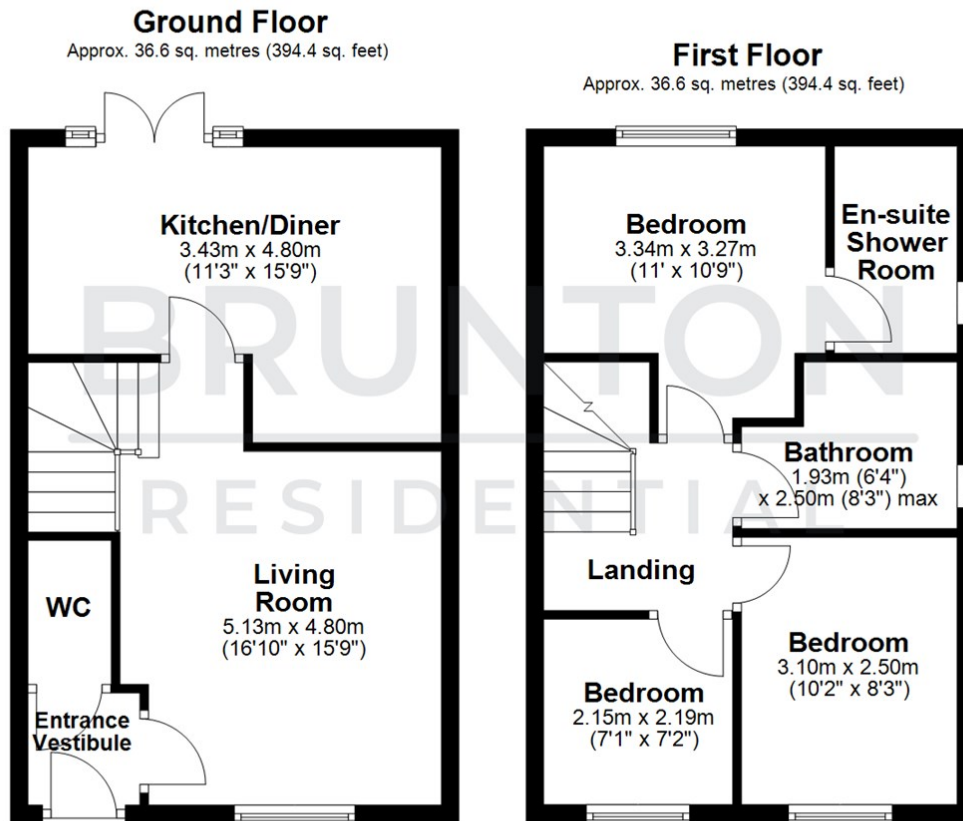
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			