

BRUNTON

RESIDENTIAL

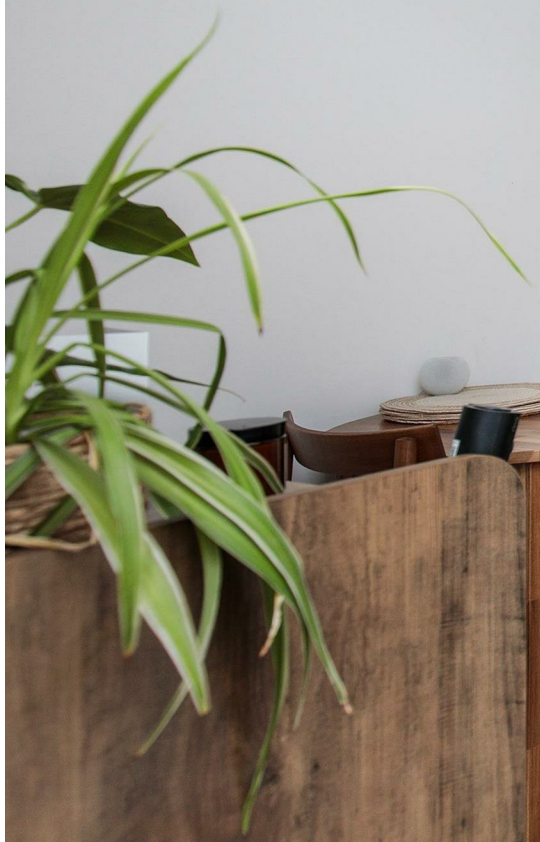


FRIESIAN CLOSE, NETHERTON PARK, STANNINGTON, NE61

Offers Over £200,000

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A photograph of a modern bathroom. The walls are covered in white tiles. On the left, there is a white pedestal sink with a chrome faucet. Above the sink is a large mirror reflecting part of the room. To the right of the sink is a glass shower enclosure with a chrome showerhead and a handheld shower wand. The tiles have a subtle wavy pattern. The text 'BRUNTON' is written in large, bold, dark letters at the top, with 'RESIDENTIAL' in smaller, bold, dark letters below it.

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Well-presented two-bedroom semi-detached home offering well-balanced accommodation arranged over two floors, ideally suited to first-time buyers, downsizers or professionals. The property benefits from bright living spaces, a practical layout and attractive outdoor areas.

The accommodation comprises an entrance hall with a convenient ground-floor WC, a fitted kitchen and a spacious dual-aspect lounge-diner with French doors opening onto the garden and useful understair storage. To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a modern family bathroom serves the remaining bedroom, alongside additional storage.

Friesian Close is located within the popular Netherton Park development in Stannington, offering a pleasant residential setting with access to local amenities, schooling and countryside walks. The area provides convenient road links to Morpeth, Ashington and Newcastle upon Tyne, making it an ideal location for those seeking a balance between village-style living and commuter accessibility.

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The internal accommodation comprises: an entrance hall that has stairs to the first floor, along with a convenient ground-floor WC. To the right of the hallway, a kitchen enjoys a range of fitted wall and base units, integrated appliances and views over the side of the property. To the right of the hallway, a bright and welcoming lounge-diner has French doors out to the garden, dual-aspect windows, and a useful understair storage cupboard.

To the first-floor landing, there is access to two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, comprised of a three-piece suite, whilst the remaining bedroom is served by a well-appointed family bathroom, also with a three-piece suite and a heated towel rail. A convenient storage cupboard completes the upstairs accommodation.

Externally, to the side of the property, there is parking for two vehicles, while to the opposite side is a lawned garden surrounded by timber fencing with paved patio seating areas, creating the ideal space for everyday family living and entertainment.



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TENURE : Freehold

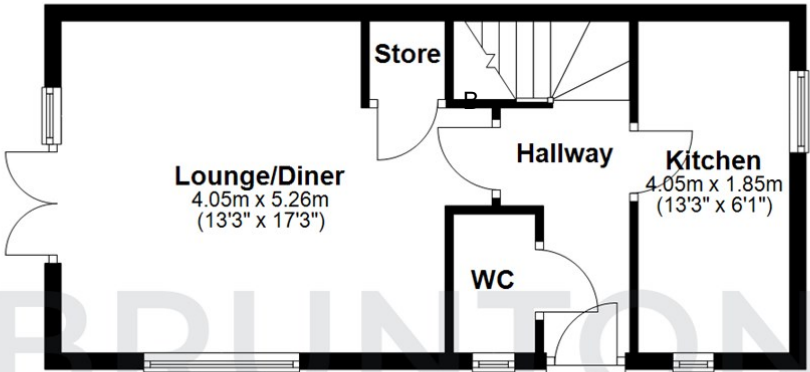
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B

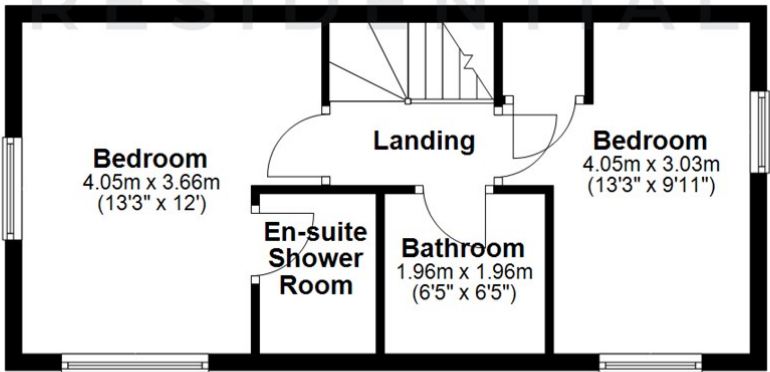
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



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	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	