

# BRUNTON

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## RESIDENTIAL



**HOOD STREET, MORPETH, NE61**

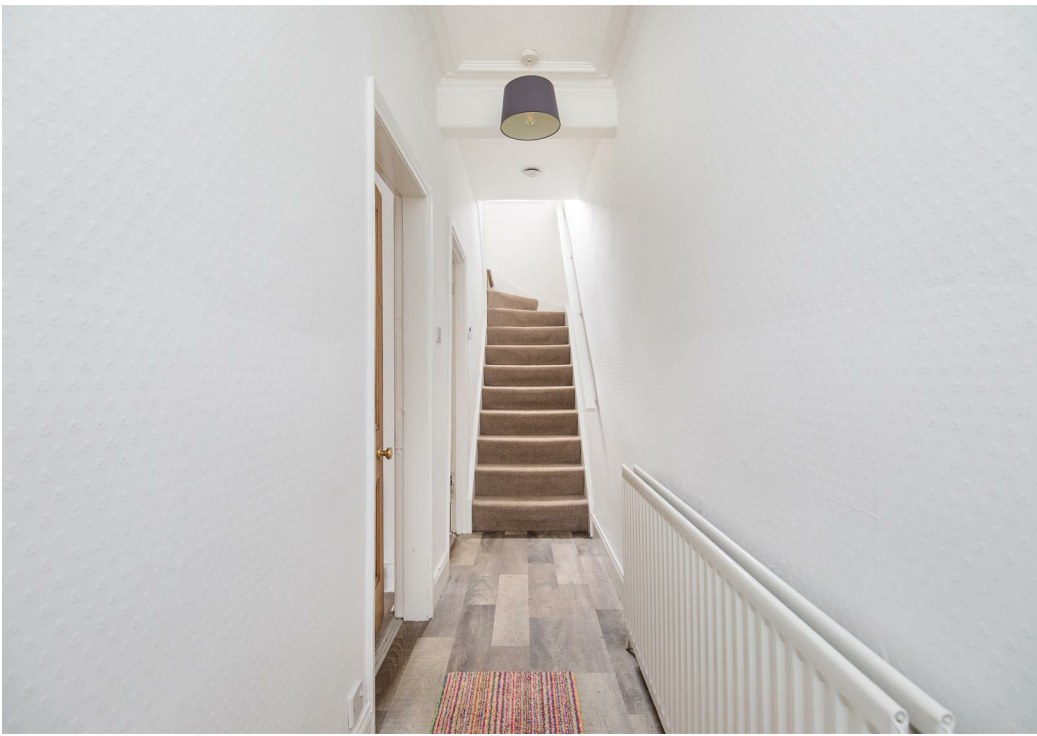
**Offers Over £250,000**

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Wonderful three-bedroom terraced home situated on Hood Street, Morpeth, offering well-balanced accommodation arranged over two floors. The property retains attractive period proportions, including a bay-fronted lounge and separate dining room, making it ideal for first-time buyers, young families or those seeking a central Morpeth location. With scope for further improvement, this property is realistically priced for this sought after area.

The ground floor provides two generous reception rooms along with a well-equipped kitchen to the rear, while the first floor offers three well-proportioned bedrooms and a modern family bathroom. The layout is both practical and versatile, suited to a range of lifestyles.

Hood Street is conveniently positioned within walking distance of Morpeth town centre, where a wide range of independent shops, cafés, restaurants and everyday amenities can be found. The area is well served by local schooling and benefits from strong transport links, including Morpeth railway station with mainline services and excellent road connections via the A1.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming entrance hall. To the left is a generous front-aspect lounge featuring a large walk-in bay window and a feature fireplace, creating an attractive focal point within the room. Further along the hall is a spacious rear-aspect dining room, which benefits from an under-stairs storage cupboard and provides an excellent space for entertaining.

The dining room flows through into a fitted and well-equipped kitchen incorporating integrated appliances including an oven, hob and extractor fan. The kitchen offers ample cabinetry with wooden work surfaces and a tiled splashback, providing both excellent storage and preparation space. A Velux window enhances the room with natural light, and a door leads directly out to the rear yard.

Stairs from the entrance hall lead to the first-floor landing, which provides access to three well-proportioned bedrooms, all served by a well-appointed family bathroom comprising tiled flooring, a washbasin set within a vanity unit, WC and bath with overhead shower.

Externally, to the front there is a walkway leading to the entrance door. To the rear is an enclosed yard with a garden shed offering additional storage and a side access gate leading out onto the rear lane.



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TENURE : Freehold

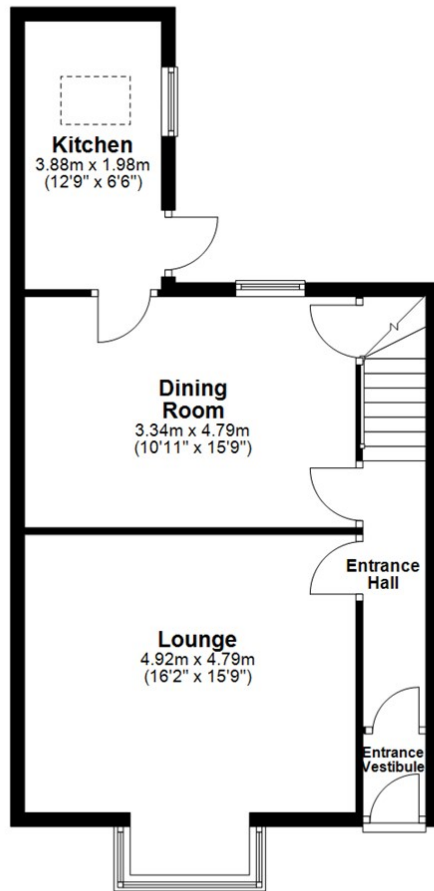
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D

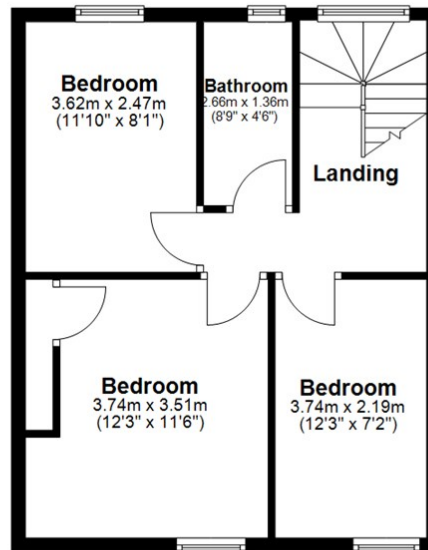
### Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



### First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
Current: <b>62</b>	Potential: <b>83</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current: <b>D</b>	Potential: <b>A</b>
EU Directive 2002/91/EC	