

# BRUNTON

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## RESIDENTIAL



**FORD CRESCENT, AMBLE, MORPETH, NE65**

**£169,950**

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A well-presented three-bedroom home located on Ford Crescent in Amble, Morpeth, offering bright and versatile accommodation arranged over three floors, making it well-suited to first-time buyers, families or those seeking additional living space.

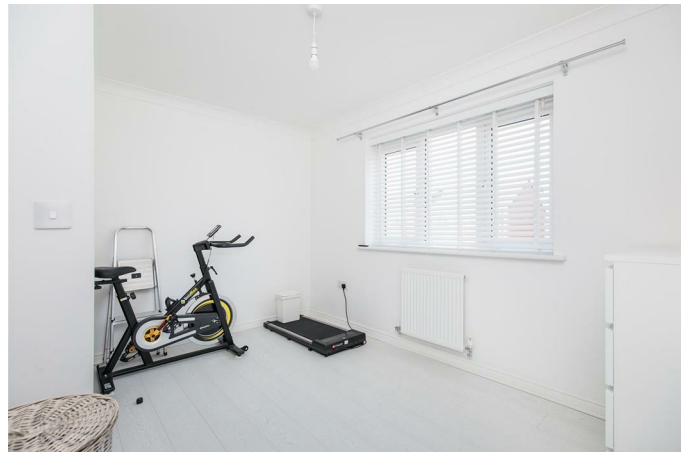
The ground floor comprises an entrance vestibule leading into a bright living room with a useful storage cupboard. From here, a central hallway provides access to the stairs and further storage, before leading through to a well-equipped kitchen-diner fitted with a range of wall and base units and integrated appliances. French doors and a rear window allow plenty of natural light while providing direct access to the rear patio. The first floor hosts two well-proportioned double bedrooms and a family bathroom with a three-piece suite, while the second floor offers a generous third bedroom with Velux windows and built-in storage.

Ford Crescent is situated in the popular coastal town of Amble, close to a range of local amenities including shops, cafés, restaurants and well-regarded schools. The nearby harbour and coastline offer scenic walks and leisure opportunities, while good road links provide convenient access to Morpeth and the wider Northumberland area.

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The internal accommodation comprises: an entrance vestibule which opens into a bright and welcoming living room with a convenient storage cupboard. From here, there is access into a central hallway with stairs to the first floor and an additional storage cupboard. The hallway then leads to a well-equipped kitchen-diner, fitted with a range of wall and base units and integrated appliances. French doors to the rear patio and a rear-aspect window flood the space with natural light.

The first-floor landing provides access to two well-proportioned double bedrooms along with a family bathroom with a three-piece suite.

The stairs then lead to the second-floor landing, which enjoys a useful storage cupboard and access to a third bedroom. This bedroom is generous in size and enjoys Velux windows and built-in storage.

Externally, the property benefits from off-street parking for one vehicle to the front, while to the rear, a patio area is enclosed with timber fencing and provides the ideal space for outdoor dining and entertainment.



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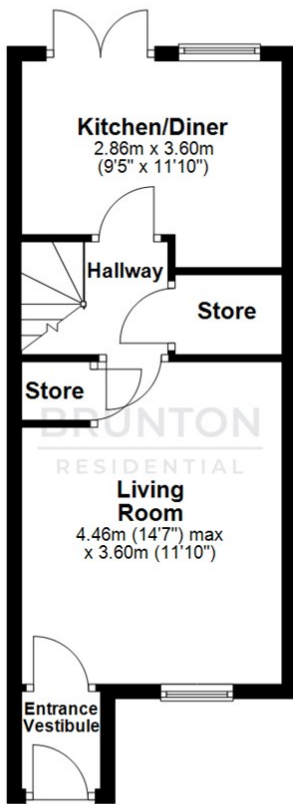
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

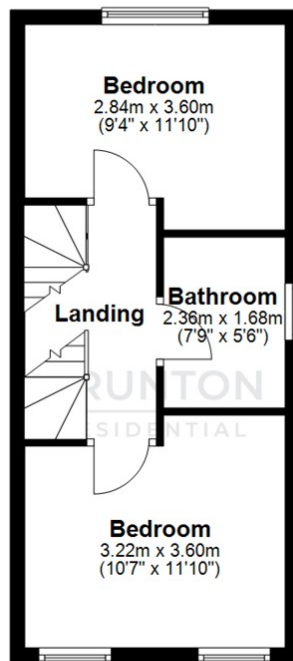
COUNCIL TAX BAND : B

EPC RATING : C

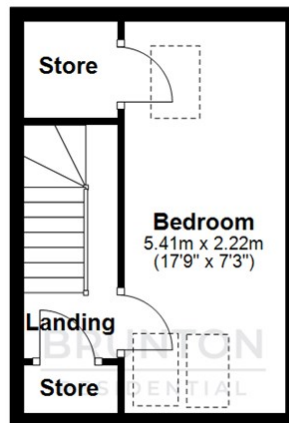
**Ground Floor**  
Approx. 32.6 sq. metres (351.0 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (333.9 sq. feet)



**Second Floor**  
Approx. 19.5 sq. metres (209.6 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) <b>A</b>                          |  |                         | <b>89</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>77</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 |           |