

# BRUNTON

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## RESIDENTIAL



**THE KYLINS, MORPETH, NE61**

**Offers Over £269,950**

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Well-presented two-bedroom semi-detached home situated on The Kylins in Morpeth, located within a quiet and sought-after residential area.

The property is arranged over two floors, with the ground floor offering a bright living room and a dining kitchen with French doors opening onto the rear garden. The upper floor hosts two well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from a landscaped rear garden, a low-maintenance front garden, and driveway parking with access to a single garage.

Located within a desirable residential area of Morpeth, the property is conveniently positioned for access to a range of local shops, schools, and everyday amenities. Morpeth town centre offers a wider selection of retail and leisure facilities, while excellent road and public transport links provide straightforward access to surrounding towns and Newcastle city centre.

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The internal accommodation comprises: an entrance lobby accessed via a replaced composite front door, with a further glazed door leading into the main living room. This reception room is bright and airy, of good size, and benefits from a front-facing window and a staircase rising to the first-floor landing. To the rear of the property is a dining kitchen fitted with porcelain floor tiles and a range of wall and base units, along with integrated appliances including an oven, hob, and extractor hood, and space for additional appliances. The room benefits from a window to the side and French doors opening directly onto the rear garden, creating a bright and functional space for everyday living and dining.

Stairs lead to the first-floor landing which provides access to two bedrooms and the family bathroom. The master bedroom is located to the front of the property and benefits from a large storage cupboard as well as fitted wardrobes with mirror-fronted sliding doors, integrated lighting, and wood-finish carcasses. The second bedroom also offers a wall of fitted sliding wardrobes with hanging rails, drawer units, and useful storage, and additionally provides access to the loft hatch. The family bathroom is fitted with a quality suite by Villeroy & Boch, comprising a bath, wall-mounted wash hand basin, and wall-hung WC, and is finished with neutral floor and wall tiling.

Externally, the property is approached via a resin driveway providing off-street parking and access to a single attached garage. To the front is a low-maintenance garden finished with artificial lawn and a private patio area ideal for seating. To the rear, the garden has been attractively landscaped and offers a secluded outdoor space with artificial lawn, established planted borders, and a patio area, while also providing access into the garage via a rear composite door. The garage includes additional storage above, a replaced central heating boiler, storage cupboards, and an up-and-over door for vehicle access.



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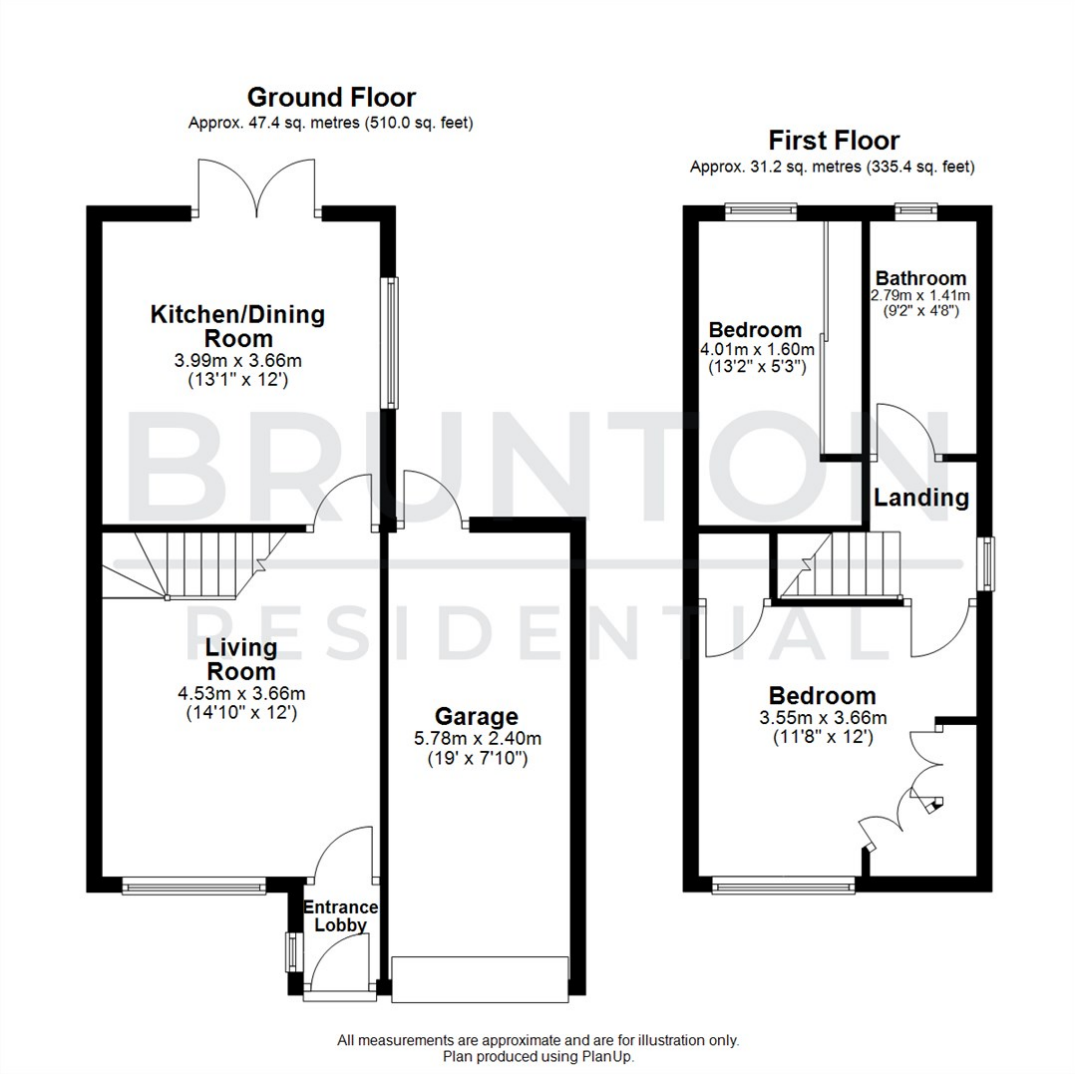
## RESIDENTIAL

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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |