

# BRUNTON

---

## RESIDENTIAL



**OLYMPIA HILL, MORPETH**

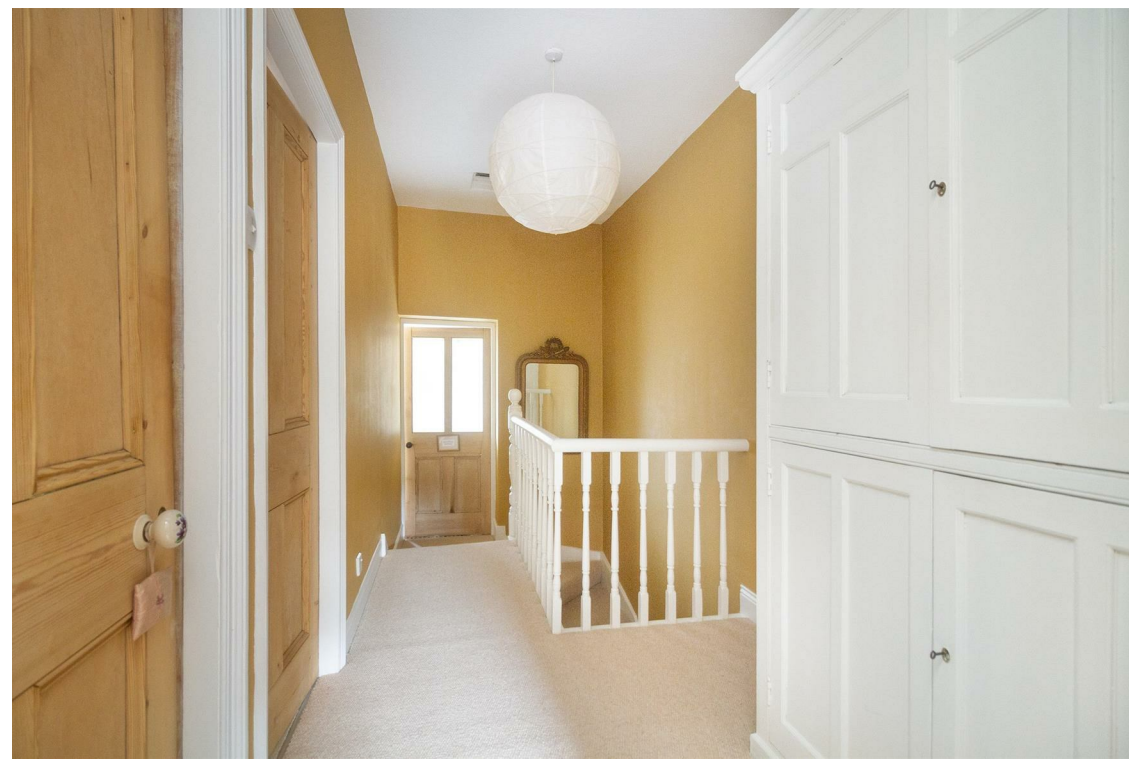
**£295,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



### CENTRAL LOCATION - THREE BEDROOMS - PERIOD PROPERTY

Brunton Residential are delighted to present for sale this ideal family home with retained period charm and a practical, modern interior.

This property has been sympathetically renovated throughout and offers the added bonus of a front garden with walkway frontage, good sized rear yard with potential for off street parking subject to relevant permissions.

Located in the heart of Morpeth, it offers convenient access to a range of local amenities including successful schooling for all ages.. The Town Centre includes a variety of independent shops and restaurants, leisure facilities including a sports centre and park, while also boasting excellent transport links via road and rail.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Olympia Hill is entered via an entrance lobby, from the lobby, a half-glazed door leads into the main hallway with stairs to the first-floor landing. To the front, there is a bright reception room with a bay window overlooking the front garden, cornicing and a gas flame fire in a wooden surround. The second reception room has French doors opening onto the rear yard, a wood-burning stove in a fire alcove with useful storage cupboards.

The refitted kitchen at the rear has wood flooring and integrated appliances including a fridge freezer, washer-dryer, slimline dishwasher, hide-and-slide oven, and a built-in microwave/grill. The boiler is housed in a cupboard within this space and has been recently replaced.

On the first-floor landing, there is a useful original storage cupboard and a feature skylight allowing additional light to the space. This level provides good two double bedrooms and a further single bedroom, with a bathroom off the half-landing that includes a panel bath and a separate mains-powered shower in a cubicle.

The private and generous rear yard has gated access to the lane beyond. This offers potential for off-street parking subject to relevant changes and has ample space to enjoy the private patio area. The front garden is walkway fronted and mainly lawned with a selection of established shrubs and plants.



# BRUNTON

## RESIDENTIAL

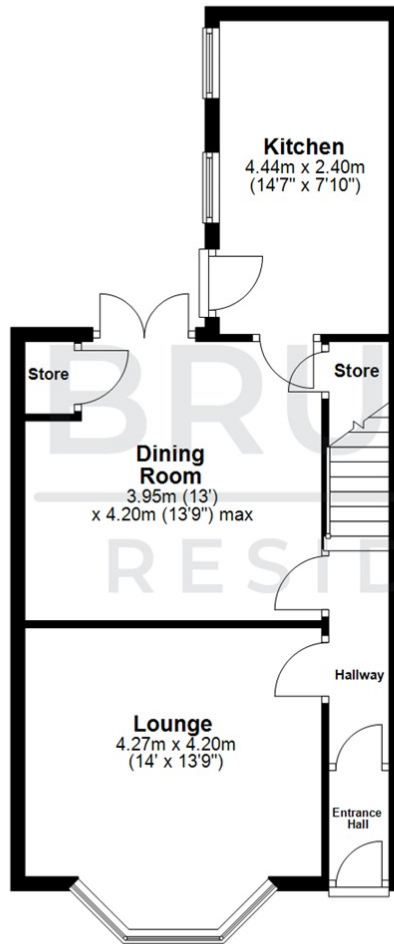
TENURE : Freehold

LOCAL AUTHORITY : Northumberland C C

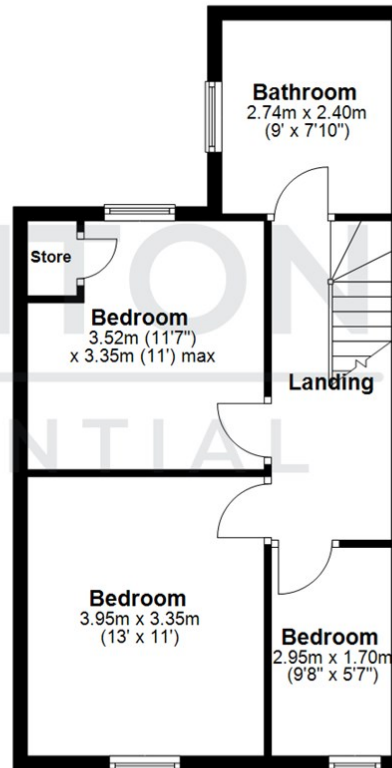
COUNCIL TAX BAND : B

EPC RATING : C

**Ground Floor**  
Approx. 50.3 sq. metres (541.8 sq. feet)



**First Floor**  
Approx. 45.8 sq. metres (492.9 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
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	