

3 bed semi-detached house to buy in NE66

Farriers Rise, Shilbottle, Northumberland, NE66 2EN

£220,000 Offers Over

x 3 x 1 x 1

Tenure

Freehold

Garage parking

Garden

Property features

- Desirable Village Location
- Semi Detached House
- Three Bedrooms
- Rear Garden
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Three Bedrooms | Semi-Detached Home | French Doors to Rear Garden | Ground Floor WC | Good-Sized Enclosed Rear Garden | Single Garage | Desirable Village Location

Pattinson Estate Agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home, offering generous accommodation, a good-sized enclosed rear garden and the added benefit of a single garage.

The property is presented with fresh, neutral décor throughout, complemented by new grey carpeting to much of the accommodation, creating a home that is ready to move into.

The accommodation begins with an entrance hallway, with stairs leading to the first floor and access to a convenient ground-floor WC. The generously proportioned lounge provides ample space for both living and dining furniture, with French doors opening directly onto the rear garden.

The kitchen is fitted with a range of units and work surfaces, incorporating a sink unit and plumbing for a washing machine, with a rear door providing direct access to the garden.

To the first floor are three bedrooms and the family bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, the rear garden is a particular feature of the home. Predominantly laid to lawn with established planting and paved pathways, it offers a generous amount of usable outdoor space and is enclosed by fencing and brick boundary walls. The property also benefits from a single garage, providing useful parking or additional storage.

Overall, this is an attractive and well-presented home combining generous living space, three bedrooms, a good-sized garden and garage within a desirable village location.

Shilbottle is a popular Northumberland village conveniently positioned just a few miles south-east of Alnwick, offering an excellent balance of village living with easy access to the wider area. The village has a range of local amenities including a primary school, village shop, pharmacy, pub and community facilities, while nearby Alnwick provides a wider selection of shops, supermarkets, restaurants, leisure facilities and schooling. The A1 is within easy reach for commuting north and south, while the beautiful Northumberland coastline, including Alnmouth and Warkworth, is also only a short drive away.

We anticipate a high level of interest, therefore early viewing is highly recommended.

Email Alnwick@pattinson.co.uk or call 01665 639110 to arrange your viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £220,000

Property Type: Semi-detached house

USPs: Garden

Parking: Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front Elevation

An attractive brick-built semi-detached home, set behind a traditional low stone boundary wall. A paved pathway leads to the front entrance, complemented by low-maintenance planting and a mature tree adding greenery to the frontage.



Entrance Hallway

Entrance door opening into the hallway, finished with wood-effect flooring and providing access to the ground-floor accommodation, with staircase leading to the first floor and under stairs storage cupboard.



Ground Floor WC

Fitted with a white WC and pedestal wash hand basin, with tiled splashback, radiator and frosted window.



Lounge / Dining Room

3.31m x 6.06m (10'10" x 19'10")

A particularly generous reception room providing ample space for both lounge and dining furniture. Finished with grey carpeting and neutral décor, with French doors and adjoining windows overlooking and opening directly onto the rear garden.



Kitchen

2.85m x 2.44m (9'4" x 8'0")

Fitted with work surfaces, sink and drainer with mixer tap and plumbing for a washing machine. Window overlooking the garden and external door providing direct access outside.



First Floor Landing

Providing access to the three bedrooms and family bathroom, with window allowing natural light onto the landing.



Master Bedroom

2.65m x 2.98m (8'8" x 9'9")

A further well-proportioned bedroom with window, radiator, neutral décor and grey carpeting with fitted wardrobe.



Bedroom Two

2.65m x 2.85m (8'8" x 9'4")

A good-sized double bedroom finished with neutral décor and grey carpeting, with window, radiator and fitted wardrobe providing useful storage.



Family Bathroom

2.36m x 1.46m (7'8" x 4'9")

Fitted with a white suite comprising panelled bath with electric shower over and glazed shower screen, pedestal wash hand basin and WC. Part tiled walls, patterned flooring and frosted window.



Bedroom Three

2.54m x 2.46m (8'4" x 8'0")

A useful third bedroom, suitable as a single bedroom, nursery or home office, with window, radiator and grey carpeting.



Rear Garden

A good-sized enclosed rear garden providing an attractive outdoor space, predominantly laid to lawn with established shrubs and planted borders. Paved pathways and seating areas provide space for outdoor furniture, with fenced and brick boundaries offering a good degree of enclosure.

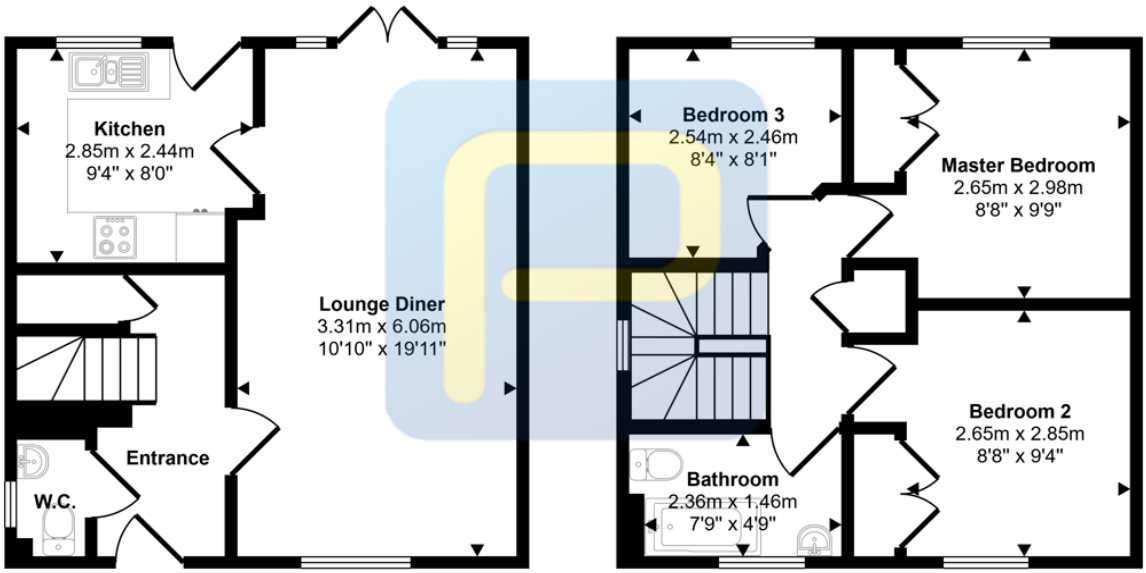


Garage

Single garage with up-and-over door, providing useful secure parking and additional storage space.



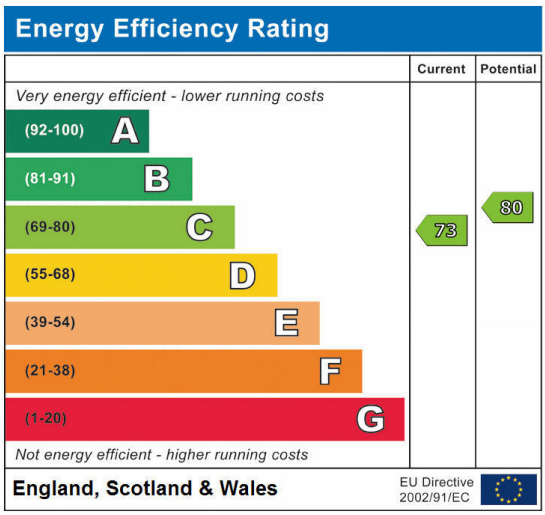
Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

First Floor
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Farriers Rise, Shilbottle, Northumberland, NE66 2EN

Contact your local branch today for more information on this property:

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