

3 bed end of terrace house to buy in NE66

Farriers Rise, Shilbottle, Alnwick, Northumberland, NE66 2EN

£210,000

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Garden

Property features

- Three-Bedroom End Terrace
- Open-Plan Lounge/Diner
- Driveway & Single Garage
- Downstairs W.C.
- EPC Rating D

Key Information

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

Arrange a viewing

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Branch Manager
Alnwick

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- Flexible viewing slots
- Accompanied viewings

Description

End Terrace | Three Bedrooms | Open Plan Living/ Dining Area | Rear Garden | Garage And Driveway | Desirable Village Location | No Upper Chain

Pattinson Estate Agents are delighted to welcome to the market this attractive three-bedroom end-terraced home, situated within an established residential development in the popular Northumberland village of Shilbottle.

Offering well-proportioned accommodation throughout, together with a driveway, single garage and enclosed garden to the rear, the property is ideally suited to first-time buyers, couples and growing families looking to enjoy village living within easy reach of Alnwick and the stunning Northumberland coastline.

The ground floor accommodation comprises an entrance hallway, downstairs W.C. and a spacious dual-aspect open-plan lounge and dining room, featuring attractive wood-effect flooring, recessed ceiling spotlights and French doors opening directly onto the rear garden. The adjoining fitted kitchen offers a range of wall and base units, integrated cooking appliances and separate access to the rear garden.

To the first floor are three bedrooms, including two doubles and a single bedroom. A family bathroom completes the accommodation.

Externally, the property benefits from a lawned front garden, driveway providing off-street parking and a single garage. To the rear is a generously proportioned enclosed garden, predominantly laid to lawn with a block-paved patio area, providing an excellent space for outdoor dining, entertaining and family activities.

Shilbottle offers a range of local amenities, including a village shop, primary school and leisure facilities. The nearby historic market town of Alnwick provides a wider selection of shops, supermarkets, restaurants and schooling, whilst the A1 offers convenient road links both north and south. Alnmouth railway station and the beautiful Northumberland coastline are also within easy reach.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

To arrange a viewing, please contact Pattinson Estate Agents' Alnwick branch on 01665 639 110 or email Alnwick@pattinson.co.uk

Council Tax Band: B

Tenure: Freehold

Price: £210,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street, Driveway & Garage

Year built: 2003

Construction materials: Brick and block

Roofing type: Slate 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: No

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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Garden

Predominantly laid to lawn with a paved pathway leading to the front entrance.



Entrance Hallway

Accessed via the front entrance door, providing access to the ground floor accommodation and staircase to the first floor.

Downstairs W.C.

Fitted with a white low-level W.C. and pedestal wash hand basin with tiled splashback, central heating radiator and a glazed window.



Lounge/Dining Room

3.30m x 6.04m (10'9" x 19'9")

A spacious and naturally bright dual-aspect reception room offering ample space for both lounge and dining furniture. Featuring attractive wood-effect flooring, recessed ceiling spotlights, decorative coving, central heating radiator, a window to the front elevation and French doors with adjoining windows opening onto the rear garden. Door leading into the kitchen.



Kitchen

2.85m x 2.48m (9'4" x 8'1")

Fitted with a range of wood-effect wall and base units with contrasting work surfaces and blue and white tiled splashbacks. Incorporating a stainless steel one-and-a-half bowl sink and drainer with mixer tap, integrated double oven, electric hob and extractor hood. Space for a freestanding fridge/freezer and plumbing for a washing machine. Recessed ceiling spotlights, wood-effect flooring, window overlooking the rear garden and an external door providing direct garden access.



First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One

2.73m x 2.87m (8'11" x 9'4")

A well-proportioned double bedroom with built-in double wardrobes, neutral décor, carpeted flooring, central heating radiator and window allowing natural light into the room.



Bedroom Two

2.72m x 3.01m (8'11" x 9'10")

A further good-sized double bedroom with ample space for freestanding bedroom furniture, built- in double wardrobes, carpeted flooring, central heating radiator and window.



Bedroom Three

2.56m x 2.45m (8'4" x 8'0")

A single bedroom with wood-effect flooring, central heating radiator and window. Equally suitable for use as a home office or study if required.



Family Bathroom

2.46m x 1.51m (8'0" x 4'11")

Fitted with a white three-piece suite comprising a panelled bath with electric shower over and glazed shower screen, wash hand basin and low-level W.C. Complemented by tiled walls, decorative patterned flooring and a glazed window.

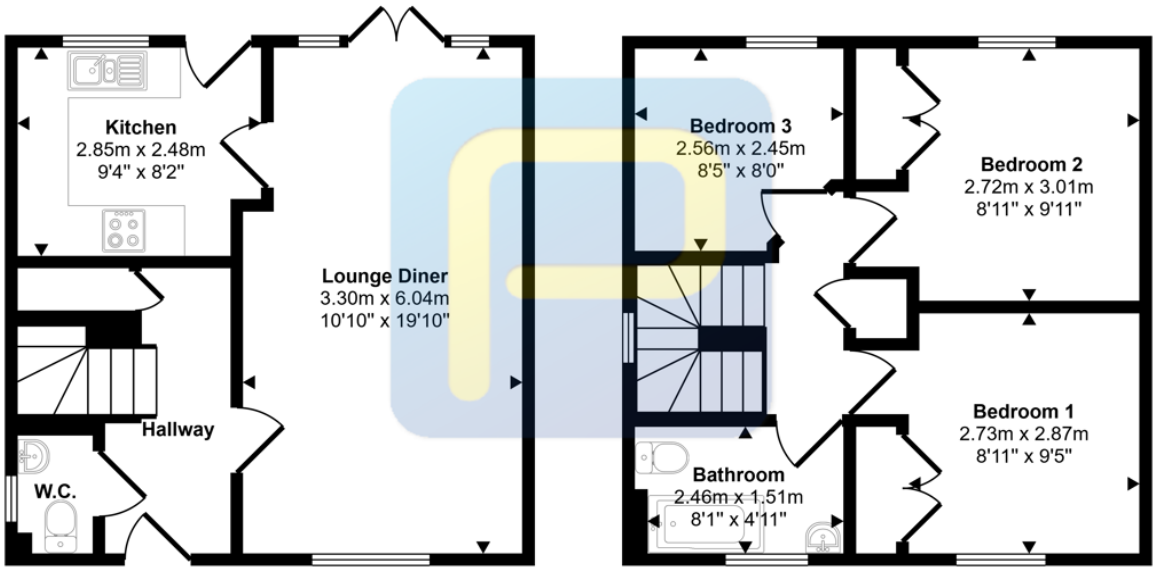


Rear Garden

A generously proportioned enclosed rear garden, predominantly laid to lawn with gravel borders, timber boundary fencing and a block-paved patio immediately adjoining the property. The garden can be accessed directly from both the kitchen and dining area, making it ideal for outdoor entertaining and family living.



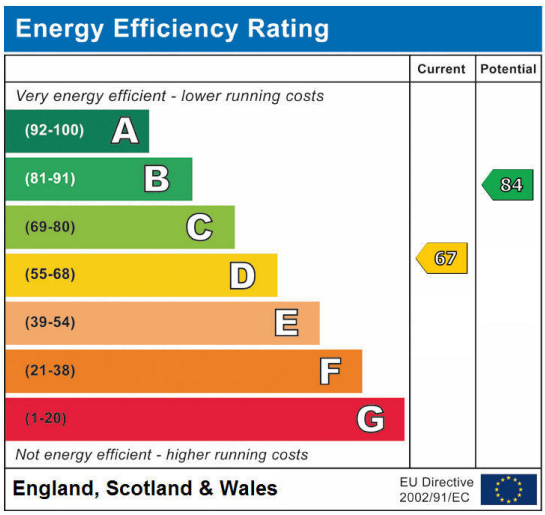
Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft

First Floor
Approx 37 sq m / 396 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, Alnwick, Northumberland, NE66 2EN

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

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