



The Maltings Rothbury

- Three bedroom end terrace
- Well-presented accommodation
- Downstairs W.C.
- Dining kitchen
- No chain

Guide Price: £ 220,000



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14 The Maltings

Rothbury, Morpeth, Northumberland NE65 7TG

Centrally located in the heart of the picturesque market town of Rothbury in Northumberland, this beautifully presented property has been a successful holiday let and main residence, but is now available to buy with no chain. As well as buyers looking for an investment or a bolthole in rural Northumberland, this three bedroom property is sure to appeal to house-hunters in search of a home close to shops and facilities, whilst being able to enjoy having the countryside on the doorstep. Unlike some older terraced properties in Rothbury, this house has its own drive and a private paved courtyard style garden, so you don't have to rely on public space to sit out in the sun or find on-street parking. Being an end link, there is space to the side of the house and a useful area for a storage shed. The land adjacent to the house on the other side of the stone wall boundary is open allotments, and offers a view down towards the river. The lounge at the rear spans the full width of the property and enjoys a sunny southerly aspect with patio doors to the garden, whilst the kitchen at the front has space for a table and chairs and an external door with access to the side of the house. Other features include a downstairs toilet, contemporary shower room, double glazing and gas central heating with radiators. The Maltings is a small development of stone houses and bungalows that offer modern homes that are in keeping with the aesthetics of this delightful rural market town.

HALL

Double glazed entrance door | Radiator | Laminate flooring | Staircase to first floor | Storage cupboard | Doors to kitchen, lounge and W.C.

LOUNGE 17'9 x 11'5 (5.41m x 3.48m)

Double glazed sliding patio door | Double glazed window to rear | Contemporary electric stove | Laminate flooring | Storage cupboard | Coving to ceiling | Radiator

KITCHEN 13'9 x 8'10 min 10'10 max (4.19m x 2.69m min 3.30m max)

Double glazed window to front | Double glazed external door to side | Fitted units | 1½ bowl sink | Space for gas cooker | Space for washing machine | Space for fridge/freezer | Part tiled walls | Laminate flooring | Coving to ceiling | Radiator

DOWNSTAIRS W.C.

Double glazed frosted window to front | Close coupled W.C. | Wash hand basin with cabinet | Tiled splashback | Radiator | Laminate flooring | Coving to ceiling

FIRST FLOOR LANDING

Storage cupboard | Doors to bedrooms and shower room

BEDROOM ONE 17'8 x 8'10 (5.38m x 2.69m)

Two double glazed windows to rear | Radiators | Coving to ceiling

BEDROOM TWO 8'10 x 8'9 (2.69m x 2.67m)

Double glazed window to front | Coving to ceiling | Radiator

BEDROOM THREE 7'8 plus wardrobes x 7'4 (2.33m plus wardrobes x 2.24m)

Double glazed window to side | Fitted wardrobes | Coving to ceiling | Radiator

SHOWER ROOM

Double glazed frosted window to front | Wet walls | Walk-in shower with electric shower and glass screen | Integrated wash hand basin and W.C. | Chrome heated towel rail | Luxury vinyl floor tiles | Extractor fan | Shaver point

EXTERNALLY

Block paved drive to front | Gravelled garden with planting | Side access to rear | Paved rear garden | Fenced and wall boundaries

SERVICES

Mains electricity, gas, water and drainage | Gas central heating

TENURE - FREEHOLD | EPC RATING C | COUNCIL TAX BAND D

AL005608/DM/RJ/21.11.2023/V.1



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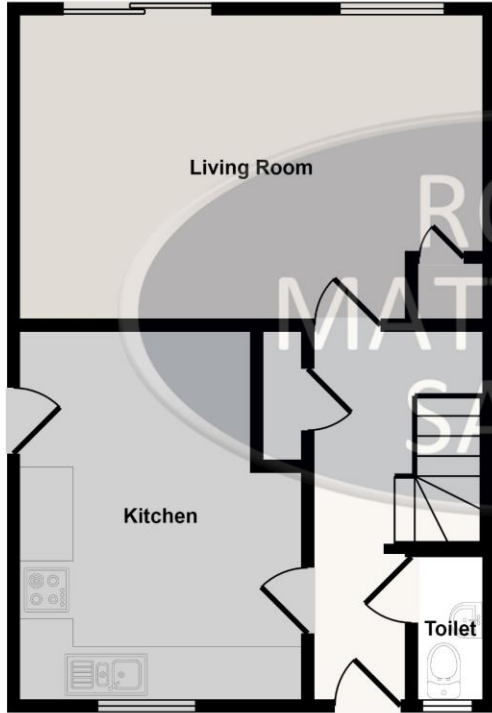
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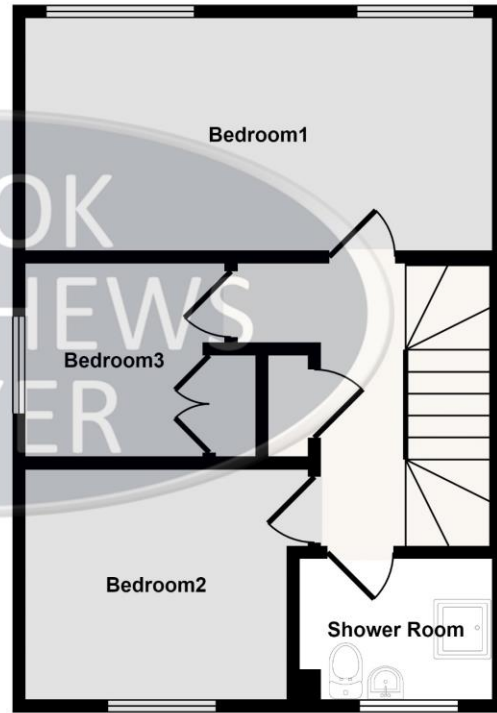


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Ground Floor



First Floor

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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