



Farriers Rise Shilbottle

- Mid terraced house
- 2 bedrooms
- Gas central heating
- Double glazing
- Garage

Guide Price: £ 145,000

Energy Performance Certificate: C



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59 Farriers Rise

Shilbottle, Alnwick, Northumberland NE66 2EN

Situated in the popular residential village of Shilbottle which lies within easy reach of the historic town of Alnwick and convenient for the A1 road links throughout the county. An immaculately presented and good size two bedroom mid-terraced property which benefits from double glazing, gas fired central heating and a garage, with garden to the rear and parking space. The accommodation briefly comprises to the ground floor: entrance hall, lounge/dining room, downstairs WC and fitted kitchen. To the first floor from the landing there are two bedrooms and family bathroom. Externally, there is an enclosed garden with patio area which provides a great place to sit and enjoy the warmer months of the year. To the rear there is a parking space which accesses the separate single garage.

This delightful property would be an excellent choice for the first time buyer or young family as the property lies close to a primary school or anyone moving into area who would like a village location and within easy access to the glorious coastline.

ENTRANCE HALL

Stairs to first floor.

LIVING/DINING ROOM - 19'04" (5.89m) MAX x 12'00" (3.66m) MAX

Window to front, French doors to rear, under stairs cupboard and radiator.

KITCHEN – 11'03" (3.34m) MAX x 7'02" (2.18m) MAX

Window and door to rear, range of base and wall units, sink with drainer, integrated hob, oven and extractor over and radiator.

DOWNSTAIRS WC

WC and sink.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE - 13'05" (4.09m) MAX x 10'01" (3.07m) MAX

Window to front, built-in wardrobe, airing cupboard and radiator.

BEDROOM TWO – 9'00" (2.74m) MAX x 8'09" (2.67m) MAX

Window to side and radiator.

BATHROOM

Window to rear, bath with shower over, wash hand basin, radiator and WC.

EXTERNALLY

To the front of the property there is a small sandstone paved yard looking out onto the green. There is an enclosed rear garden with patio area and lawned garden.

SINGLE GARAGE

To the rear and separate to the property there is a single garage with up and over door and parking space to the front of the garage door.

TENURE

Freehold. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL007407/JG/RJ/12/01/2021/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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