



Sea View | Longframlington | NE65 8DS

Offers Over £205,000

ROOK
MATTHEWS
SAYER

**3****1****1****Stunning Stone Built Home****No Onward Chain****Three Bedrooms****Private Enclosed Garden****Peaceful Village Location****Allocated Parking Spaces****Bright and Airy Rooms****Leasehold**

For any more information regarding the property please contact us today

Superbly presented three bed stone built family home, located at Sea View which is a highly requested development in Longframlington. The property is nestled within a small cluster of new homes, which was completed 10 years ago, offering its new owners peaceful living at its finest. Longframlington itself is a fantastic village in Northumberland, surrounded by local amenities on your door step, including the award-winning Running Fox café. Offering excellent links to both Morpeth and Alnwick town centre, you have an array of local bars restaurants and shopping delights to choose from.

The property briefly comprises:- Entrance hallway which leads into a lovely bright and airy lounge. The large kitchen/diner is a fantastic space with streams of sunlight through the double patio doors, which lead to the rear garden. The modern kitchen has been fitted with a range of light wall and base units, offering an abundance of storage and appliances to include fridge/freezer, oven and hob and washing machine. You further benefit from a downstairs W.C.

To the first floor you have three generous sized bedrooms, two doubles and one single, all of which have been carpeted throughout and finished with neutral décor. The family bathroom has been finished in a slick grey tile and complimented with W.C., hand basin, bath tub with shower over bath.

Externally, you have two allocated parking spaces. To the rear there is a private enclosed garden which is currently laid to lawn with patio area and makes full use of the sun, making it ideal for those who enjoy outdoor living.

With no onward chain, early viewings are highly recommended.

Lounge: 13'5 x 12'9 (4.09m x 3.89m)
Kitchen/Diner: 15'10 x 11'4 (4.83m x 3.45m)
W.C: 6'9 x 2'10 (2.06m x 0.64m)
Bedroom One: 15'11 x 8'9 (Max points) (4.85m x 2.67m Max Points)
Bedroom Two: 9'5 x 9'0 (2.87m x 2.74m)
Bedroom Three: 9'5 x 6'8 (2.87m x 2.03m)
Bathroom: 6'4 x 5'7 (1.93m x 1.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: ADSL Modem
Mobile Signal / Coverage Blackspot: No
Parking: Allocated Parking

LEASEHOLD

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from and including 1st January 2015.

EPC Rating: B
Council Tax Band: C

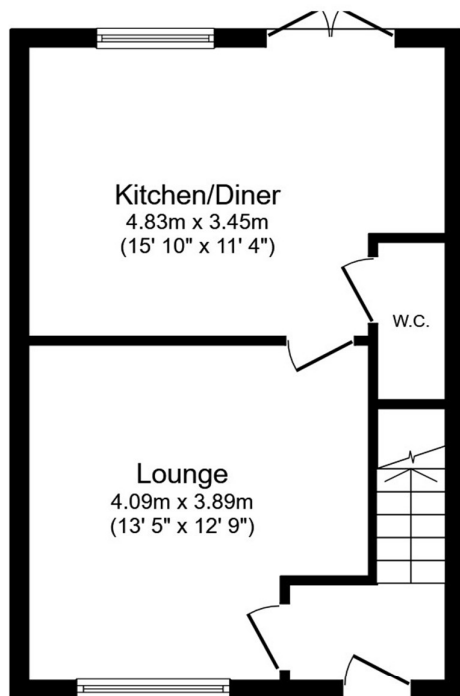
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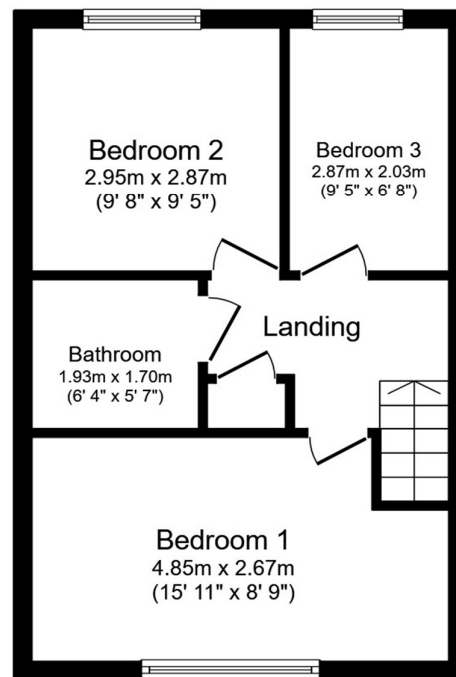
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Ground Floor

Floor area 36.5 sq.m. (392 sq.ft.)



First Floor

Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 88.9 sq.m. (957 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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