



**10 Beech Estate**  
**Shilbottle**



## 10 Beech Estate, Shilbottle, Alnwick, Northumberland, NE66 2UY

**DEVELOPMENT OPPORTUNITY - Two bedroom, detached bungalow requiring updating and modernisation, located to the head of a quiet cul de sac in Beech Estate, Shilbottle with driveway parking and a large, west facing rear garden. NO UPWARD CHAIN**

A great opportunity to refurbish a detached bungalow with large gardens - ideal for first time buyers, investors & developers, and those looking to downsize. The property requires cosmetic updating, with gas central heating and uPVC double glazing already in place - the approach to the bungalow is via a steep driveway and there are steps up to both the front and side doors.

Accommodation - Entrance hallway with access to the loft | Sitting room with dual aspect windows and a brick fireplace | Good sized kitchen/breakfast room with cabinets, a window overlooking the rear garden and door to the side | Double bedroom one with a window to the front | Double bedroom two with a window overlooking the rear garden | Bathroom with a white suite - bath with shower over, wash hand basin and WC - chrome ladder radiator and cupboard housing the BAXI gas boiler.



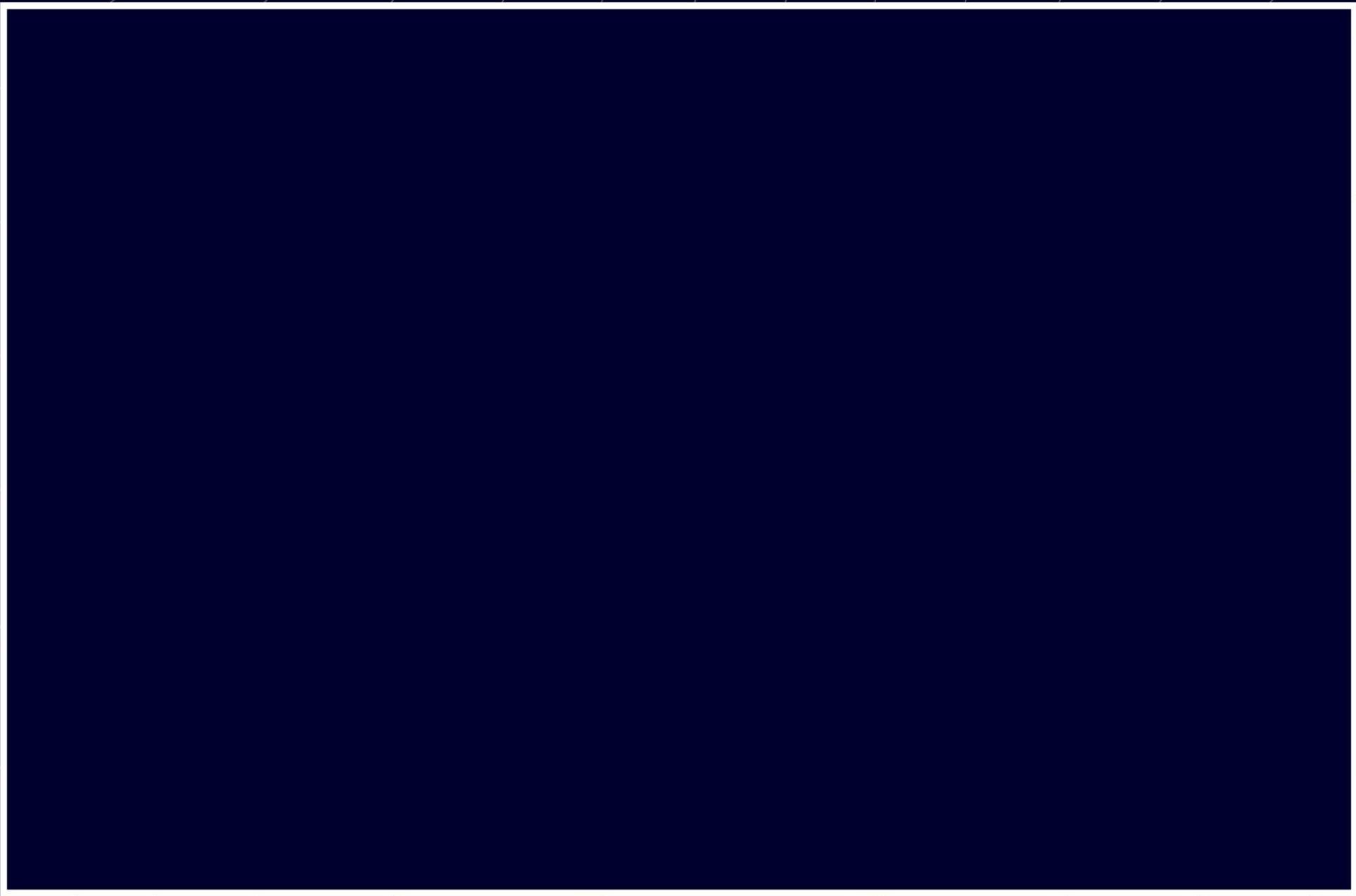


Externally - The bungalow has steps up to the front and side doors, with a garden store cupboard to the side | Driveway parking | Large rear garden with a high hedge to the boundary.

Shilbottle village is located approx. 3.7 miles from Alnwick and 4.3 miles from Alnmouth and the coast, and offers a range of local amenities including the 'Village Farm' Spa & Health club, village Pub, Londis and Morrisons mini supermarket, historic Church, and village First School. There is excellent access to the A1 trunk road for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, and good public transport links into Alnwick, as well as Alnmouth main line railway station located close by, for regular direct services to Edinburgh, Newcastle and London Kings Cross.

Services: Mains Electric, Water & Drainage | Storage Heaters | Tenure: Freehold | Council Tax: Band A | EPC: E

Offers Over £130,000





# SANDERSON YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 4PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170