



DUNSVALE

THROPTON

£265,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

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An extremely comfortable and deceptively spacious end terraced house. The property is situated in a quiet location close to the centre of Thropton and within easy walking distance of village amenities. Dating from the 1930s the property has been recently updated internally. Accommodation comprises; On the Ground Floor, Sun Room, Sitting Room, Dining Room, Kitchen, Central Hall and rear Porch. On the First Floor; 3 Bedrooms and newly fitted modern Bathroom. Two of the bedrooms are very generous doubles. To the front of the property there is a sheltered garden/ terrace and private drive. To the rear there is garage/workshop and courtyard space. The property has some attractive views particularly from the first floor.

Thropton

Thropton is a popular village in upper Coquetdale situated approximately 2 miles west of Rothbury. Amenities include a village hall, music centre (Coquetdale Music Trust) and 2 public houses/restaurant. The village has a first school, and 3 churches. The opening of the new village grocery store and Shell petrol forecourt is a welcome addition to the village and valley. Further services are available in Rothbury. Bus services to Alnwick, Morpeth and Newcastle start in Thropton. Outstanding countryside and numerous opportunities for outdoor leisure activities are on the door-step.

Dunsvale

The property was renovated in 2022, with new bathroom, newly decorated and recarpeted throughout. The Sun Room has had a new flat roof in January 2024.

Services

Mains electricity, water and drainage. Gas central heating (LPG). Double-glazed doors and windows.

Postcode

NE65 7HY

Local Authority

Northumberland County Council
Tel: 0345 600 6400

Council Tax

Council Tax Band C - £1,969.74 - 2023/24

Tenure

Freehold

EPC Rating

Current Rating - F
Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Accommodation

On the Ground Floor

Sun Room	9'4" x 17'9"
Sitting Room	14'8" x 13'7"
Dining Room	13' x 11' (max)
Kitchen	
Rear Porch	

On the First Floor

Modern Family Bathroom

Bedroom	12'9" x 13'7"
Bedroom	13'7" x 12'6"
Bedroom	12'7" x 8'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



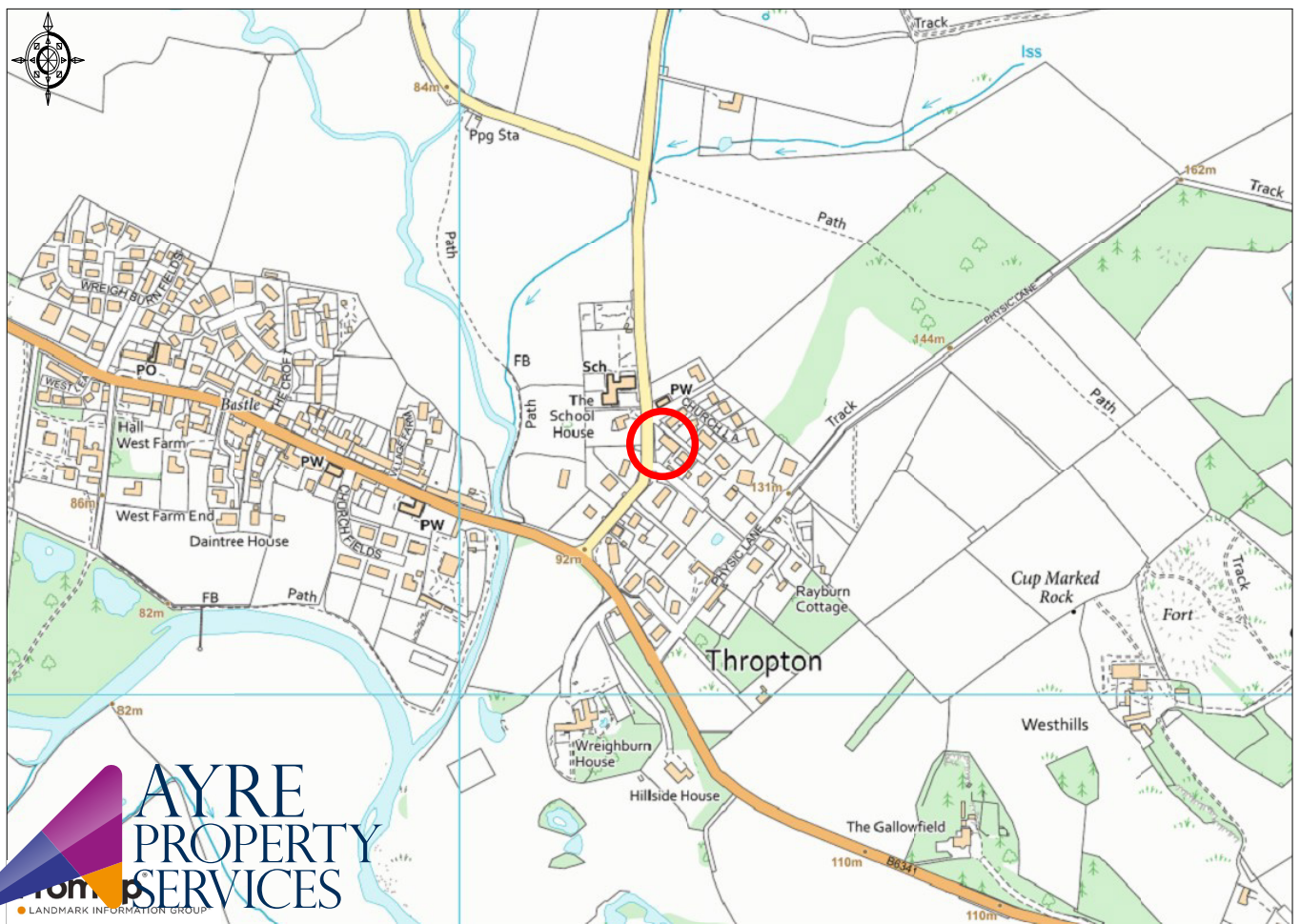












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