



88 WHITTON VIEW

ROTHBURY

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£350,000

GUIDE
PRICE

An immaculately presented 4-bedroom detached house situated on the eastern edge of Whitton View and enjoys views of the woodland and hills above Rothbury. The village centre is within easy walking distance. Accommodation comprises, On the Ground Floor; Entrance Hall, Dining Room/Study, Sitting Room, Kitchen/Diner, Utility and W.C. On the First Floor, Principal Bedroom with Dressing Room and En-Suite Shower Room, Three further Bedrooms and Family Bathroom. There are gardens to the front and rear of the house and private parking in front of the Garage.

Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Mains electricity, gas, drainage and water. Gas Fired Central Heating.

Postcode

NE65 7QN

88 Whitton View

Having been in the same ownership since it has been built, No. 88 Whitton View is in exceptional order.

The Kitchen is well appointed with high quality flooring and integral appliances with French Doors to the rear patio. The Sitting Room has a wall mounted fire and French doors to the rear garden and patio.

Four Bedrooms, Two Bathrooms (one en-suite). The principal bedroom has a dressing room with fitted wardrobes and en-suite.

Externally

A sheltered rear garden features patio and seating area to the rear of the property, the property backs onto open farmland.

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band E - £2,895.48 2024/25

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared

May 2024

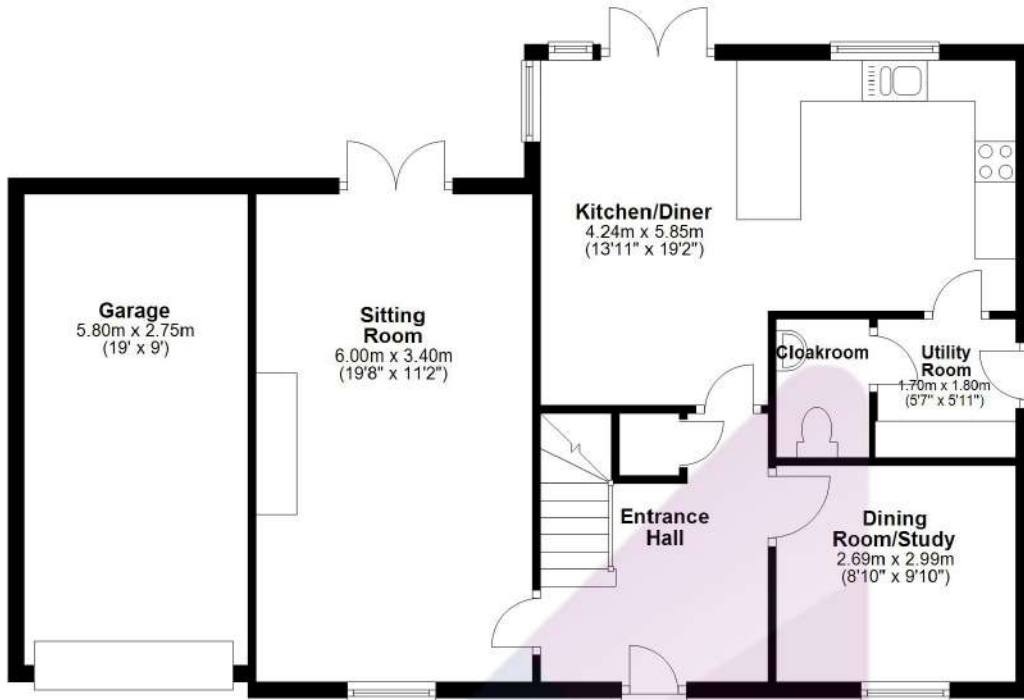
Property Reference

44706620



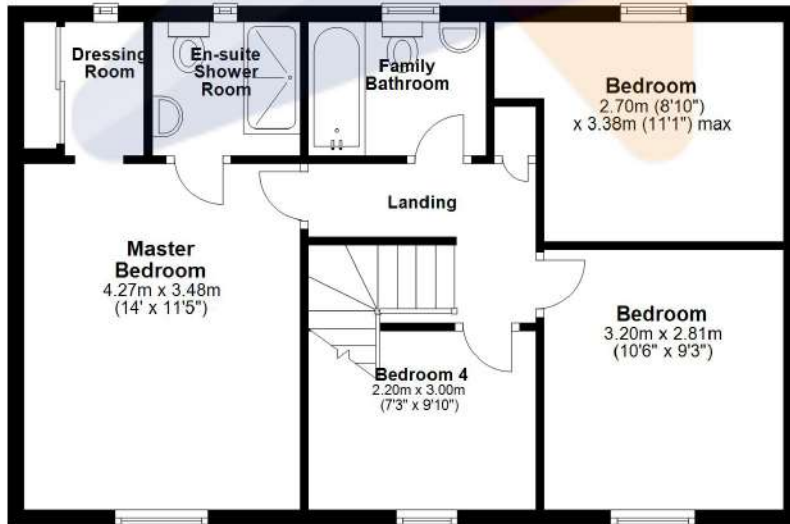
Ground Floor

Main area: approx. 66.1 sq. metres (711.3 sq. feet)
Plus garage: approx. 15.0 sq. metres (171.9 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.3 sq. feet)

Plus garages: approx. 16.0 sq. metres (171.9 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

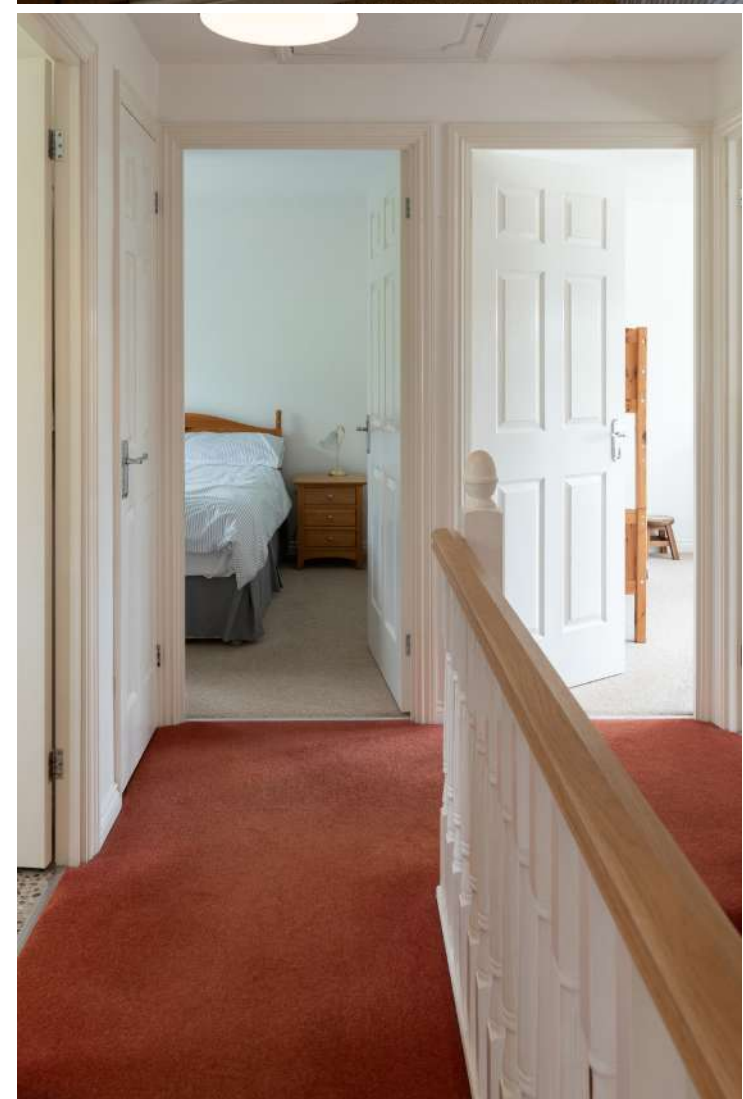
Whitton View

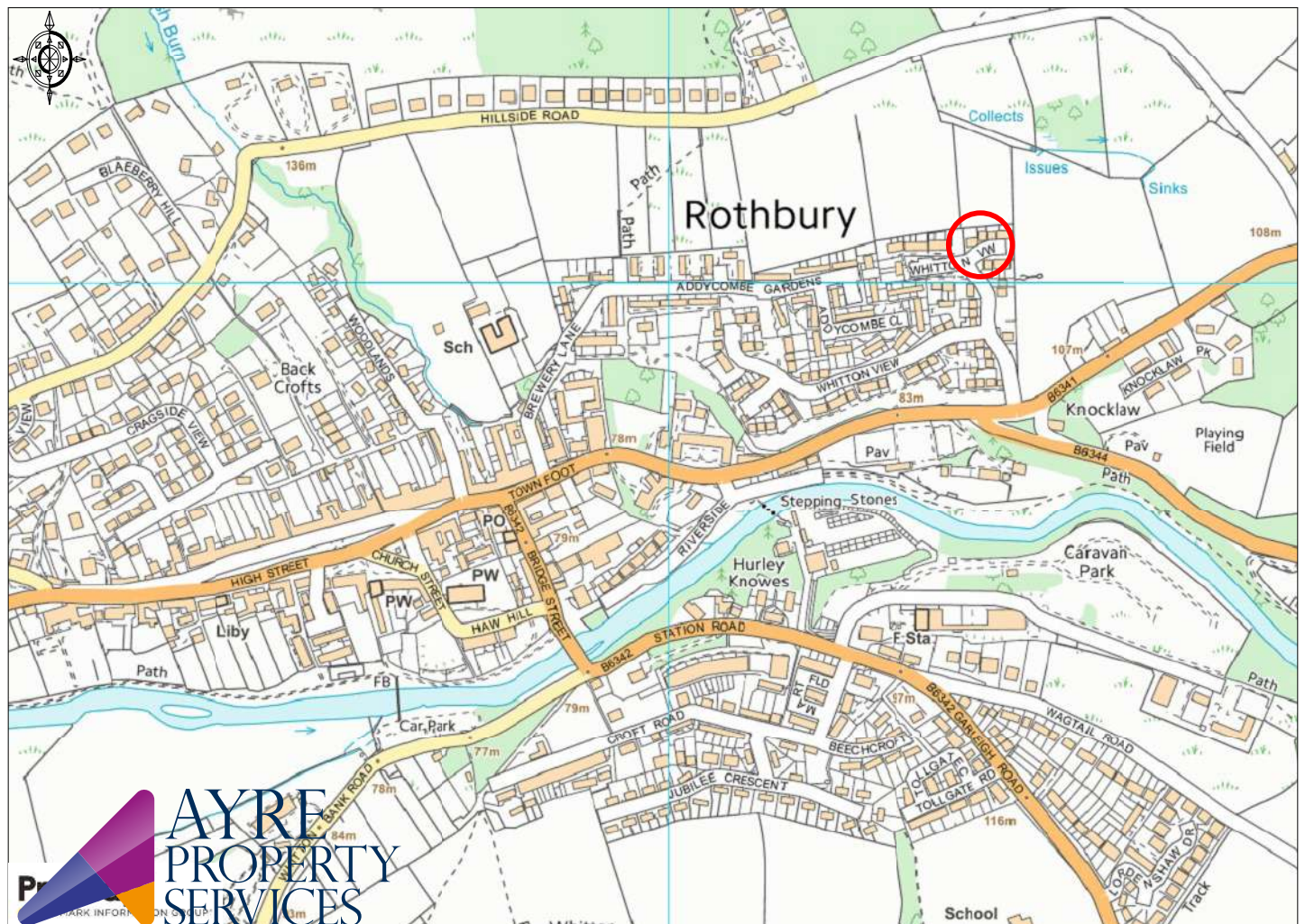












Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500

Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.