



48 WHITTON VIEW AYRE

ROTHBURY

PROPERTY SERVICES

01669 621312

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£330,000

GUIDE
PRICE

An immaculately presented 4 bedroom semi-detached 3-storey town house situated within walking distance of Rothbury's amenities. Positioned at the head of a cul-de-sac, there is no passing traffic and a footpath in front of the house leads directly to the first school and village centre. The property is extremely well-appointed throughout. High quality fittings, floor coverings and decorations have been well maintained. A well planned interior layout provides spacious and ergonomic living accommodation incorporating 4 Bedrooms, 2 Bathrooms, 2 separate Cloakrooms, a Utility Room, an open-plan Kitchen/Diner, Family Room and Living Room. Externally, there is an integral Garage, Driveway, west facing Deck and well stocked Garden. The property has the benefit of having ample parking.

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 Cragside. 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

EPC Rating

TBC

48 Whitton View

Kitchen/ Dining Room and Family Room, both with French doors giving access to the deck, Utility/Pantry, Cloakroom. A high quality fitted kitchen features integral appliances including an electric oven and gas hob, a dishwasher, fridge and freezer. An attractive west-facing decked area and mature garden is accessed from this level.

Upper Ground Floor

Entrance Hall, Cloakroom, Sitting Room. The hall leads out to a parking area immediately in front of an integral garage. The sitting room has a feature fireplace and a Juliette balcony overlooking the garden and over the neighbouring allotment gardens.

First Floor

Four Bedrooms, Two Bathrooms (one en-suite). The principal bedroom has fitted wardrobes, is en-suite, west-facing and has fine views.

Externally

A sheltered rear garden features decking and seating area to the rear of the property, the property backs onto allotment gardens.

Details Prepared September 2024
Property Reference APS 16775229

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band D - £2,369.03 2024/25

Tenure

Freehold

Title Numbers

ND181278, ND171016

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.



Connectivity

Satellite / Fibre TV Availability

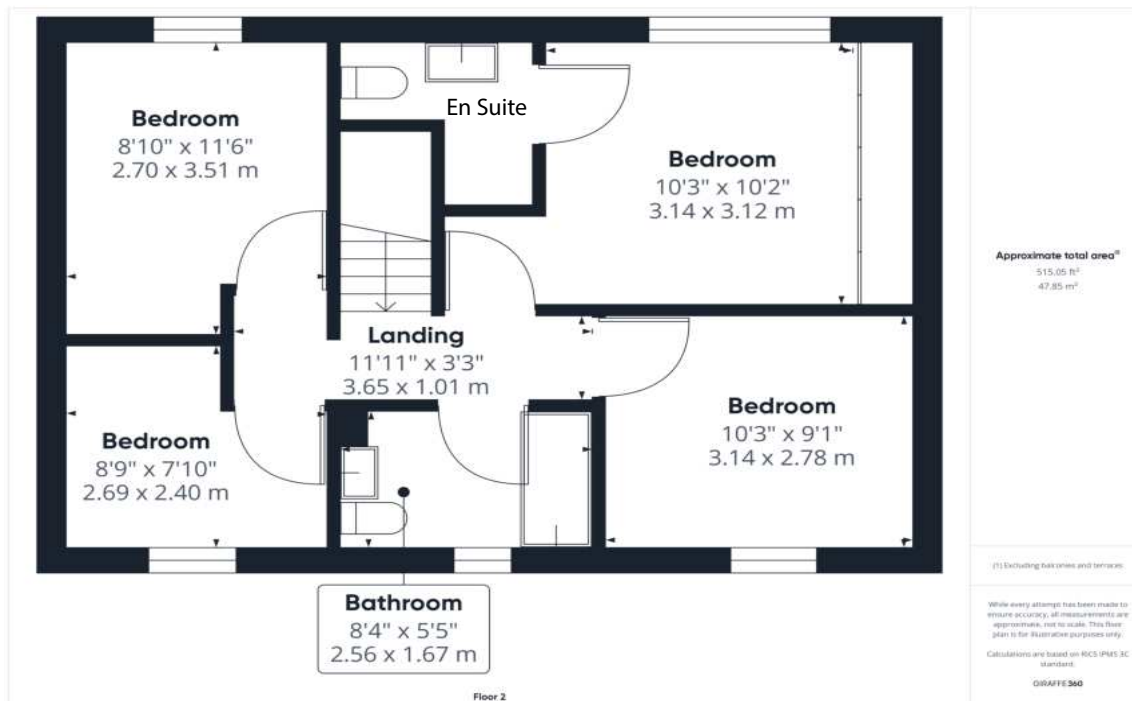
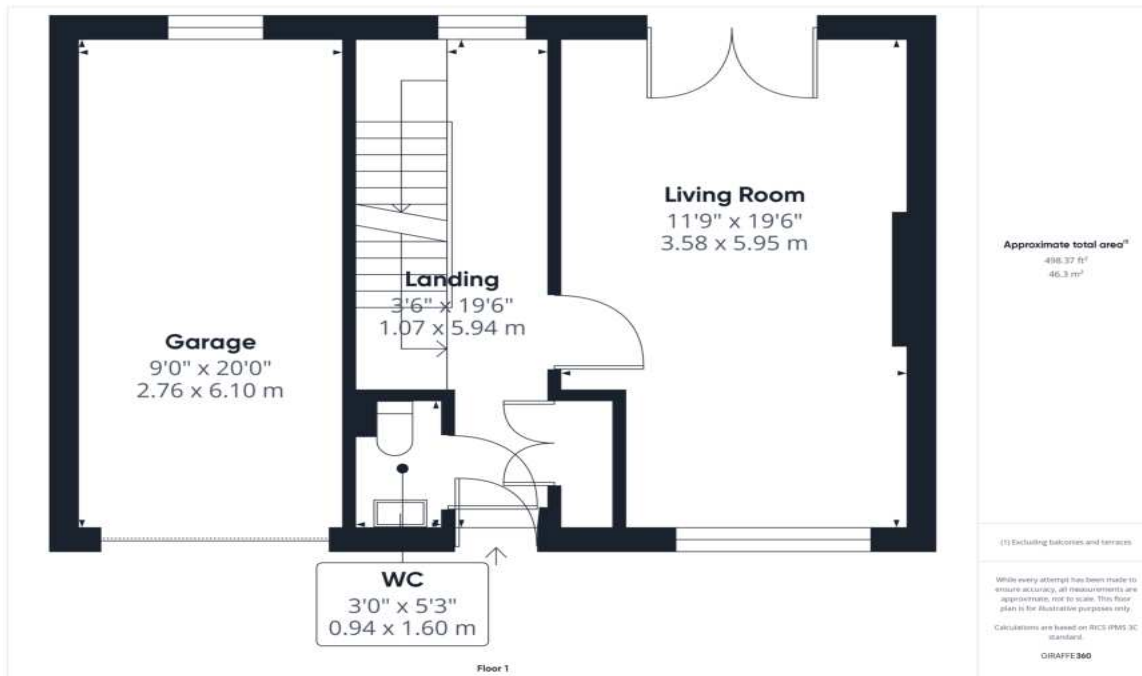
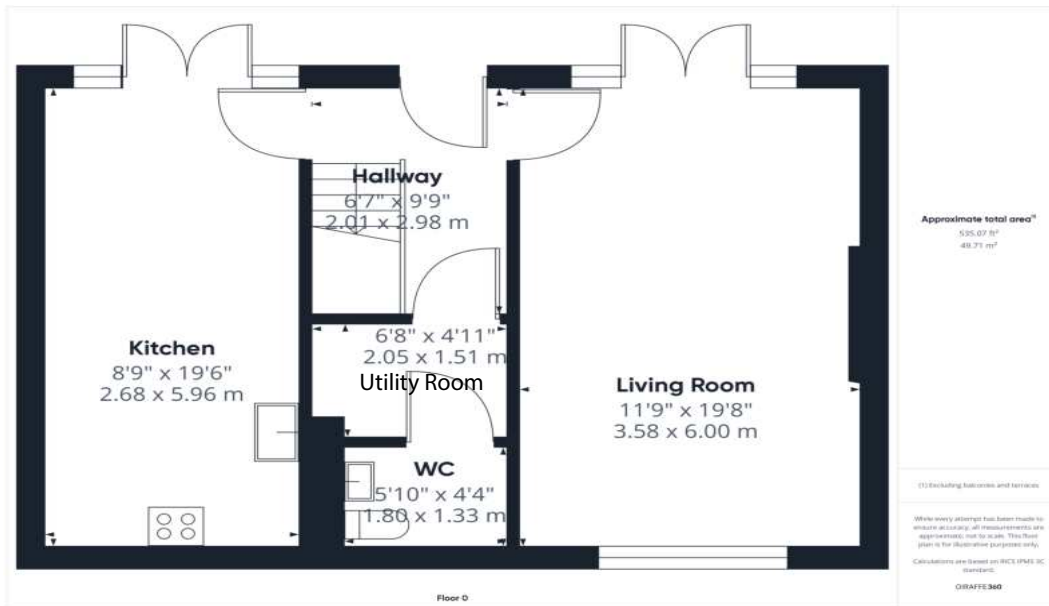
BT ✓
Sky ✓
Virgin ✗

Broadband

Basic 15 Mbps
Superfast 80 Mbps
Ultrafast 980 Mbps

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●







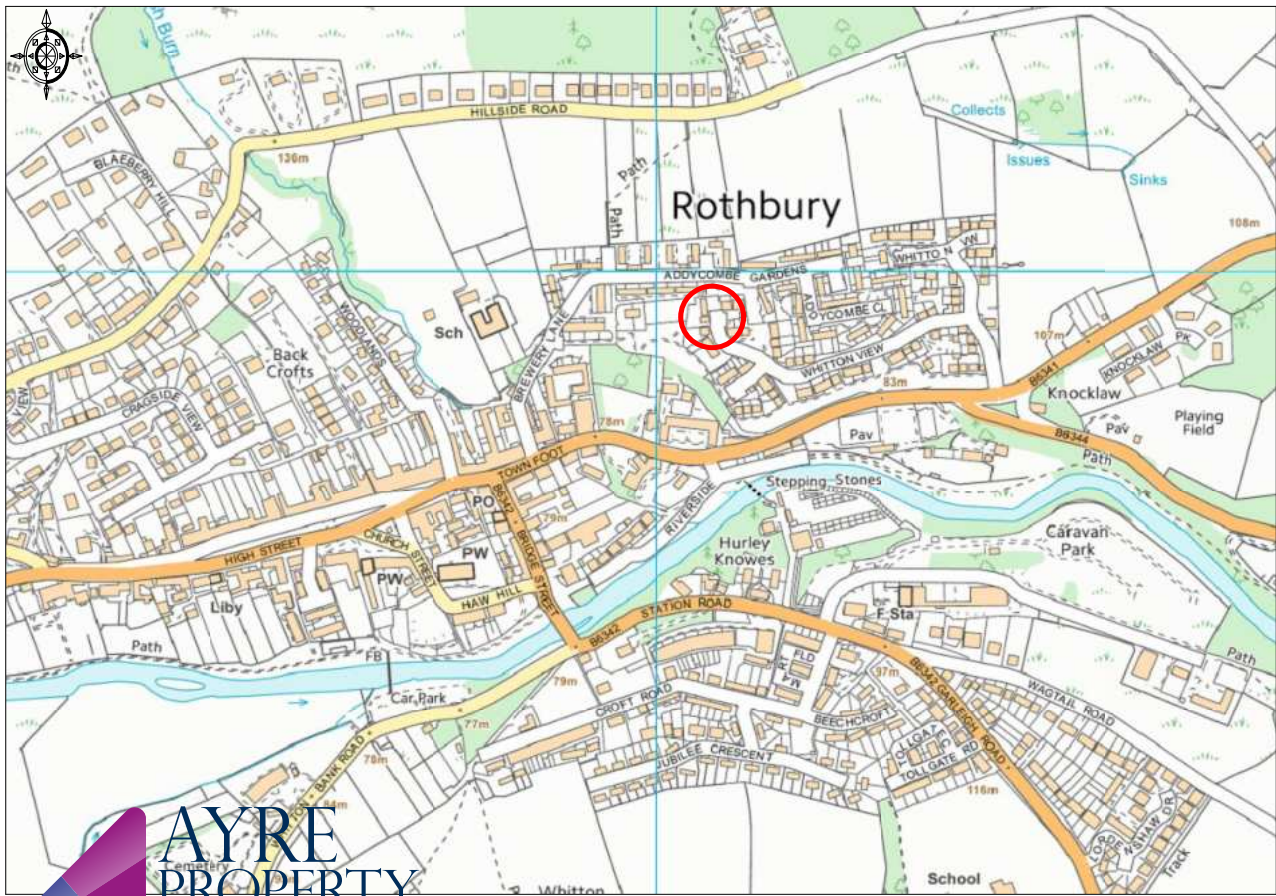












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