



12 WHITTON VIEW AYRE ROTHBURY PROPERTY SERVICES

£350,000

GUIDE
PRICE

01669 621312
ayrepropertieservices.co.uk

An immaculately presented 3-storey townhouse situated within walking distance of all Rothbury's amenities; a footpath in front of the house leads directly to the village centre. The property was the housebuilder's original show-home and is extremely well-appointed throughout. High-quality fittings, upgraded floorcoverings and decorations have been well maintained. A well planned interior layout provides spacious and ergonomic living accommodation incorporating 4 Bedrooms, 2 Bathrooms, an open-plan Kitchen/Dining/Family Room, Sitting Room, Utility and 2 Cloakrooms. The property benefits from parking and a single garage, with low maintenance gardens to the front and rear. The property overlooks the village recreation grounds and benefits from fine views towards Craggside, the southern edge of the village and the Simonside Hills.

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.

Lower Ground Floor

Front Entrance Hall, Kitchen/Dining Room/Family Room, Utility/Pantry, Cloakroom. A high quality fitted kitchen features integral appliances including an electric oven and gas hob, a dishwasher, fridge and freezer. Oak flooring to the Hall and the Dining Room. An attractive south-facing stone-flagged terrace and small area of mature garden is accessed from this level.

Upper Ground Floor

Rear Entrance Hall, Cloakroom, Sitting Room. The hall leads out to a small terrace and a parking area immediately in front of a single garage. The sitting room has a feature fireplace and a bay window with views over the Bowling Green and Tennis Courts, view fine views to the Simon-side Hills.

First Floor

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

Externally

There is a single garage to the rear of the house with additional parking area. Pretty courtyard with pots and shrubs. To the front, a path leads from the iron gates to the front door, circular stone flagged seating area with mature borders.

Services

Gas-fired central heating, upvc-framed double glazed doors and windows, additional glazing.

Connectivity Broadband

	Download	Upload	
Standard	15 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Excellent

Mobile	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Limited

Further checks @ <https://checker.ofcom.org.uk>

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

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

Tenure

Freehold

Title Number

ND160939

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Energy Performance Certificate

The Property is a EPC rating of C.
Full report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





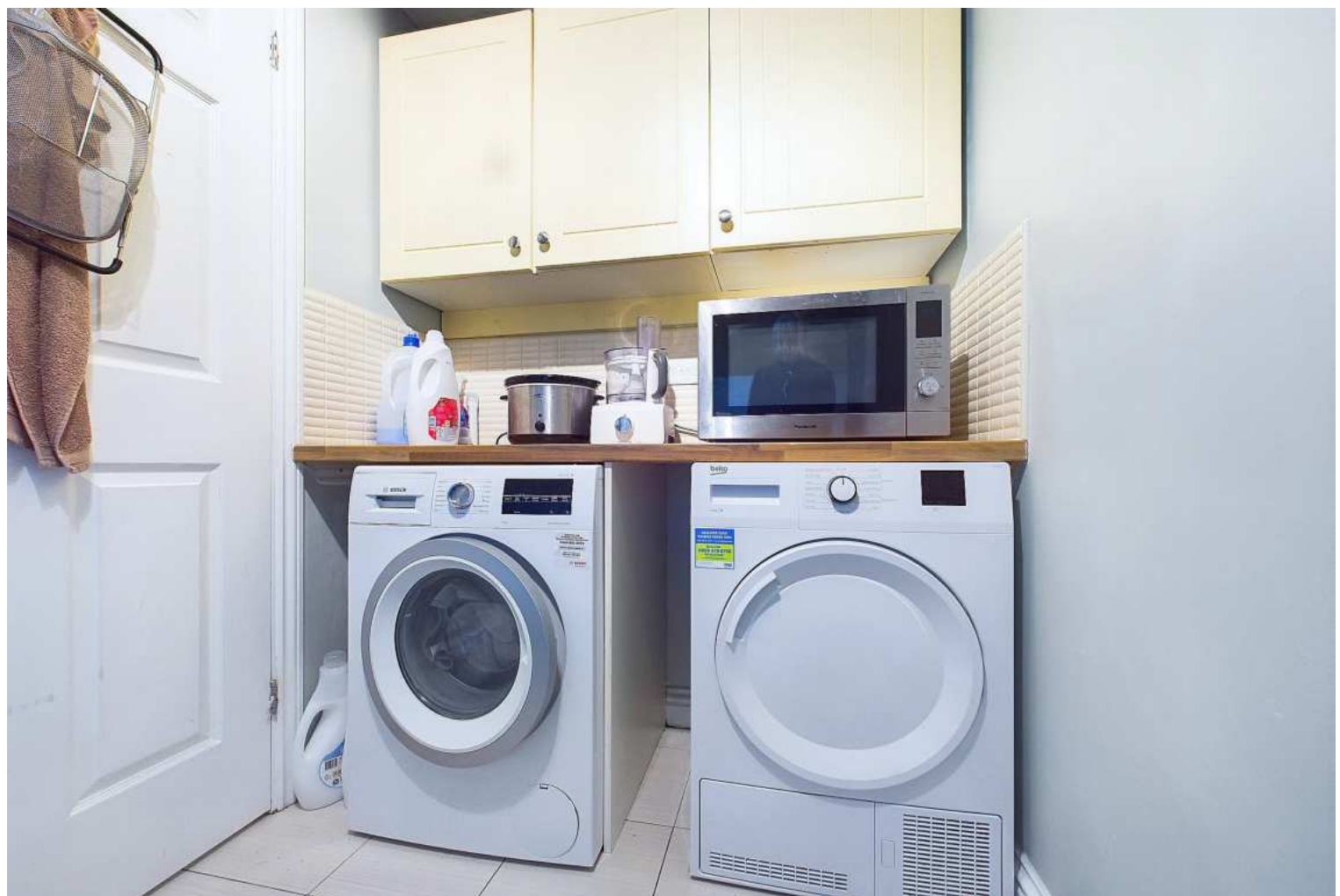


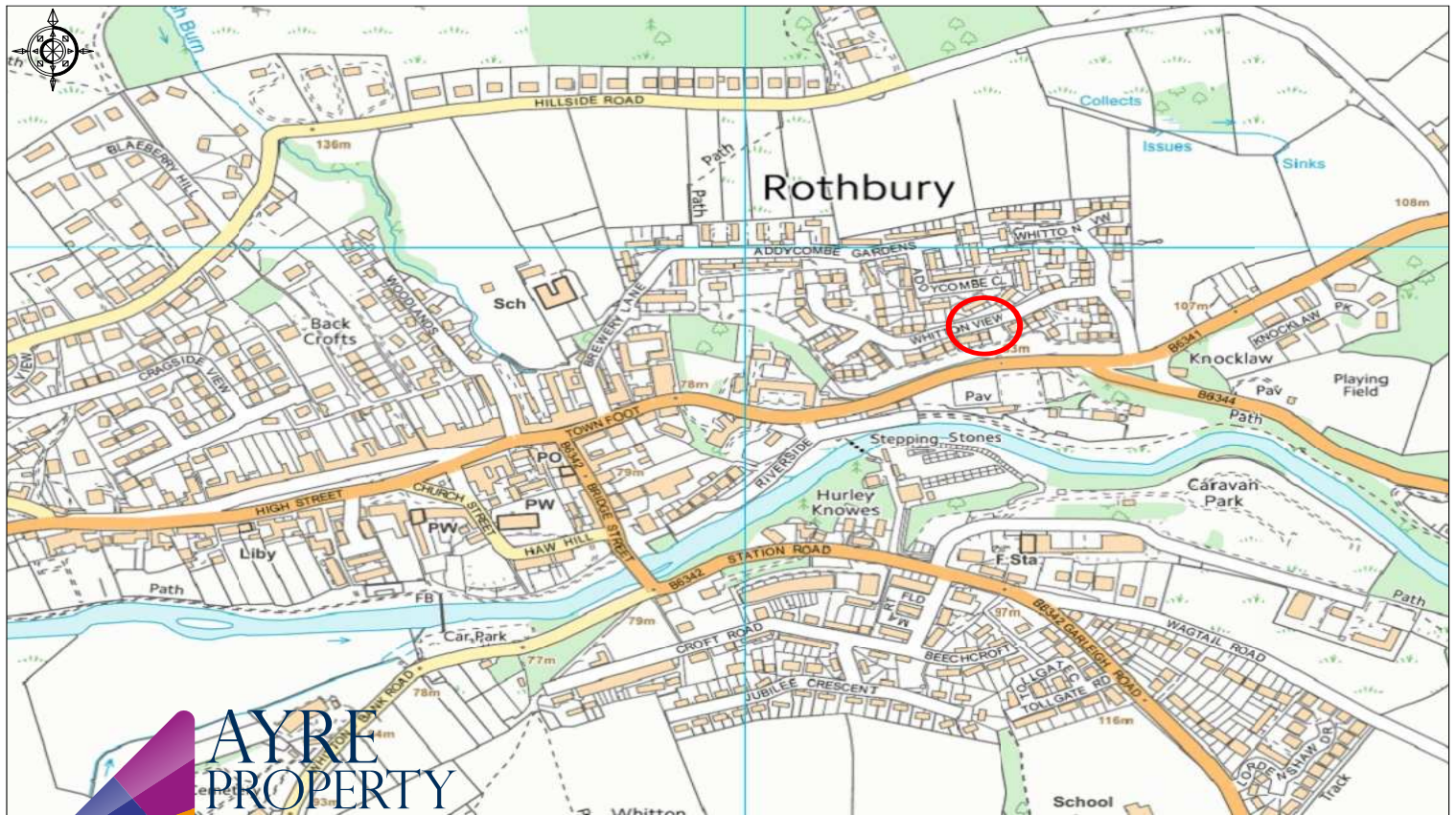












Important Notice

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.