



26 WHITTON VIEW ROTHBURY

AYRE
PROPERTY
SERVICES

£265,000

GUIDE
PRICE

01669 621312
ayrepropertieservices.co.uk

An immaculately presented 3 bedroomed semi-detached house situated on the outskirts of Rothbury but within easy walking distance of all village amenities. Accommodation comprises on the Ground Floor; Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility and WC. On the First Floor; 3 Bedrooms and 2 Bathrooms (1 en-suite). The kitchen is a recent installation (Howdens Chilcomb range in dusk blue) with stone worktops and integral sink. Newly installed integral Bosch appliances include Gas Hob, Electric Oven, Extractor and Fridge Freezer. Newly installed gas fire in the sitting room with marble surround. There is access to the rear Garden from the patio doors in the Dining Room and access from the garden to the rear Garage and parking. The property benefits from Gas Central Heating.

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, water, drainage and gas. Security lighting to the rear, and external water tap. External electric points. Newly installed front door and patio doors to the rear.

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 C - £ 2,197.24 2024/25

Tenure

Freehold

Postcode

NE65 7QN

Viewing

Strictly by appointment with the selling agents.

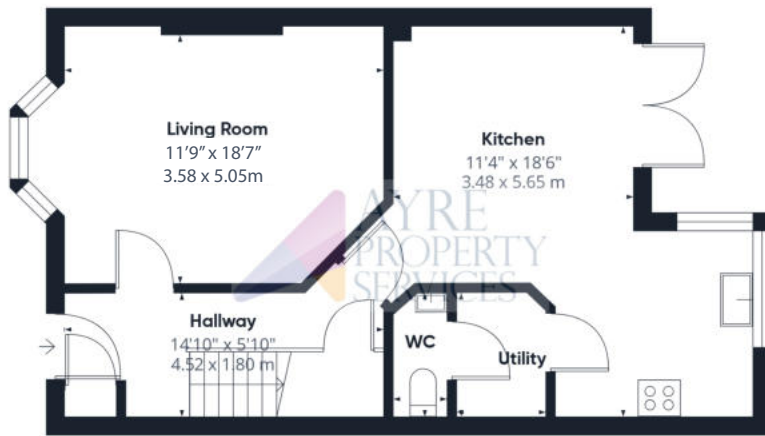
Location

For detailed directions please contact the selling agents.

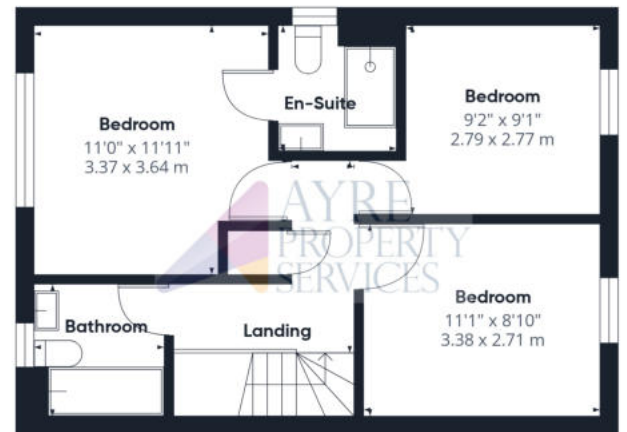


Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1



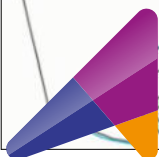
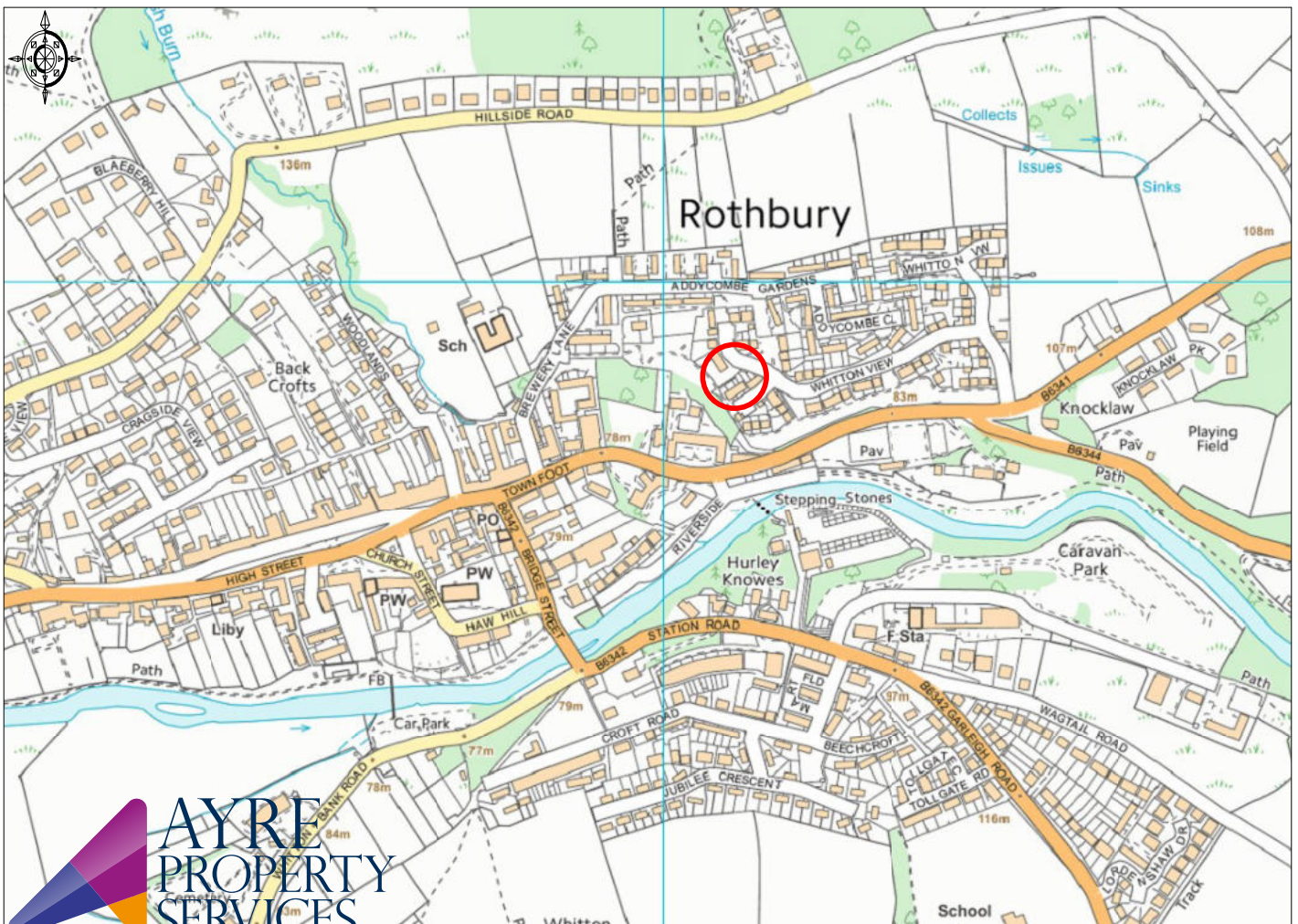












**AYRE
PROPERTY
SERVICES**

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.