



Tyelaw Meadows | Shilbottle | NE66 2JJ

£200,000

Featuring a southerly-facing rear garden, this modern three-bedroom end-terraced home is perfect for first-time buyers and commuters alike. Located in a quiet cul-de-sac within the popular Tyelaw Meadows development in Shilbottle, just minutes from Alnwick. For sale with no onward chain - offering a straightforward move into a property in a well-connected Northumberland village setting.

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MODERN END-TERRACED HOUSE

NO ONWARD CHAIN

SOUTHERLY FACING REAR GARDEN

OPEN-PLAN DINING KITCHEN

SPACIOUS LIVING ROOM

THREE BEDROOMS (TWO DOUBLES & A SINGLE)

DOWNSTAIRS W.C & UPSTAIRS FAMILY BATHROOM

BUILT IN WARDROBE IN LARGEST BEDROOM

For any more information regarding the property please contact us today

81 Tyelaw Meadows, Shilbottle, Alnwick, NE66 2JJ

Nestled in a quiet cul-de-sac within the highly sought-after Tyelaw Meadows development in Shilbottle, just a short distance from the historic market town of Alnwick, this modern three-bedroom end-terraced home would be ideal for first time buyers looking for a home with good access for commuting and the convenience of local shops, amenities and village community life.

The property enjoys a bright southerly-facing aspect to the rear, allowing natural light to flood the living spaces throughout the day. Internally, the accommodation includes an entrance vestibule, a convenient downstairs W.C., spacious living room, and an open-plan dining kitchen—perfect for both everyday family life and entertaining. Upstairs, there are three bedrooms and a contemporary family bathroom.

Externally, the home benefits from a driveway to the front providing off-street parking, along with attractive gardens to both the front and rear. The enclosed rear garden enjoys excellent privacy and sunshine, with side gate access adding practicality.

Further advantages include gas central heating, double glazed windows throughout, and the significant benefit of no onward chain, ensuring a smooth and straightforward purchase.

An excellent opportunity for first-time buyers, families, or investors seeking a modern home in a popular Northumberland village location.

VESTIBULE

Double-glazed entrance door | Radiator | Coving to ceiling | Doors to; WC and living room

W.C

Close coupled W.C | Pedestal wash-hand basin with tiled splashback | Radiator | UPVC double-glazed frosted window

LIVING ROOM 13' 2" x 13' 1" (4.01m x 3.98m)

UPVC double-glazed window | Radiator | Coving to ceiling | TV aerial | Telephone point | Staircase to first floor | Door to dining room

DINING ROOM 8' 6" x 8' 5" (2.59m x 2.56m)

UPVC double-glazed French doors to rear garden | Radiator | Half-panelled walls | Square arch to kitchen area

KITCHEN 7' 8" x 8' 11" (2.34m x 2.72m)

Fitted wall and base unit incorporating; single stainless steel bowl sink and drainer, integrated gas hob with extractor hood, electric oven, space for washing machine, cupboard housing Worcester gas combi boiler

UPVC double-glazed window | Part-tiled walls | Space for fridge freezer

FIRST FLOOR LANDING

UPVC double-glazed window | Over stairs storage cupboard | Doors to bedrooms and bathroom

BEDROOM ONE (Rear) 8' 10" x 13' 0" (2.69m x 3.96m)

UPVC double-glazed window | Radiator | Loft access hatch | Built-in double wardrobe with hanging rail and shelf

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BEDROOM TWO (Front) 7' 10" x 9' 3" (2.39m x 2.82m)
UPVC double-glazed window | Radiator | Fitted wall units

BEDROOM THREE (Rear) 8' 7" x 7' 4" (2.61m x 2.23m)
UPVC double-glazed window | Radiator

BATHROOM (Front)
Panelled bath with mains rainfall head shower and separate handheld attachment | Pedestal wash-hand basin | Close coupled W.C | Radiator | Shaver point | Extractor fan | Part-tiled walls | UPVC double-glazed frosted window | Laminate floor

EXTERNALLY
Single driveway parking to the front, with a lawn garden that extends around to the side of the property and a path leading to the front door

Fenced rear garden, mainly laid to lawn | Feature circular paved patio | Side gate access

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Open Reach Website confirms Fibre to the Cabinet is available in the area
Mobile Signal Coverage Blackspot: No known issues
Parking: Driveway & On Street Parking

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

A side gate provides access to a pathway leading to the rear of the property, which is also accessible by 79 and 80 for access to their gardens.

TENURE

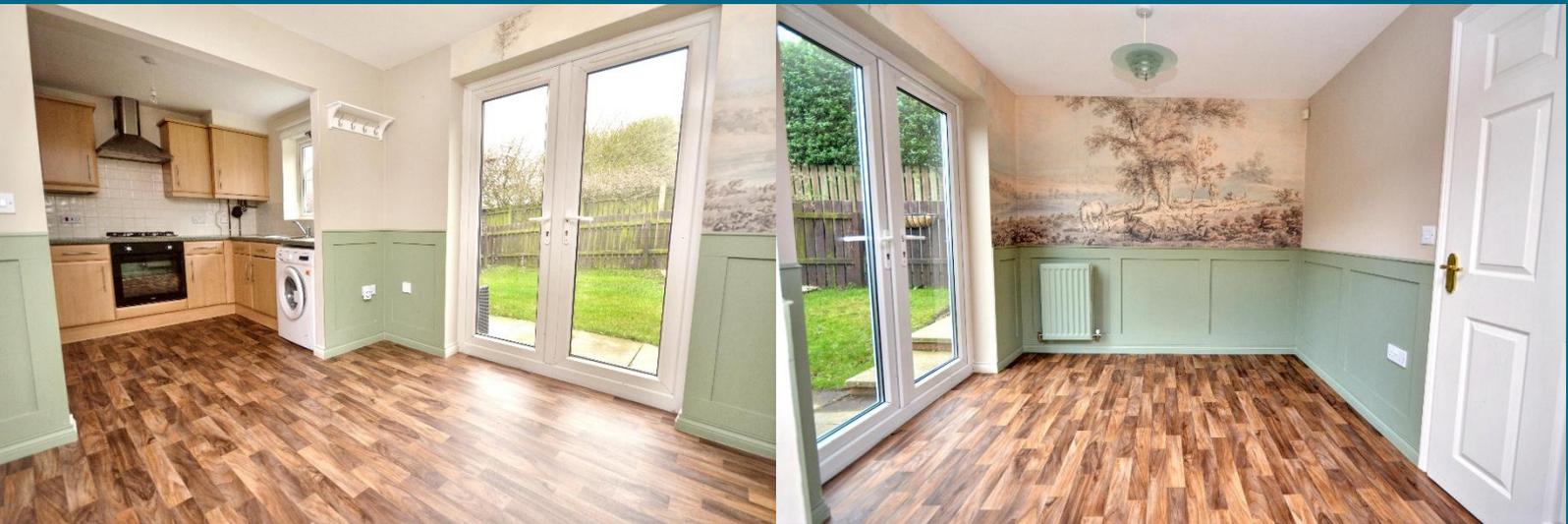
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

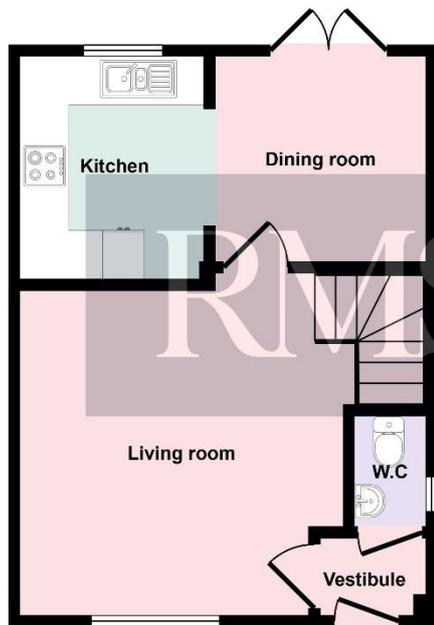
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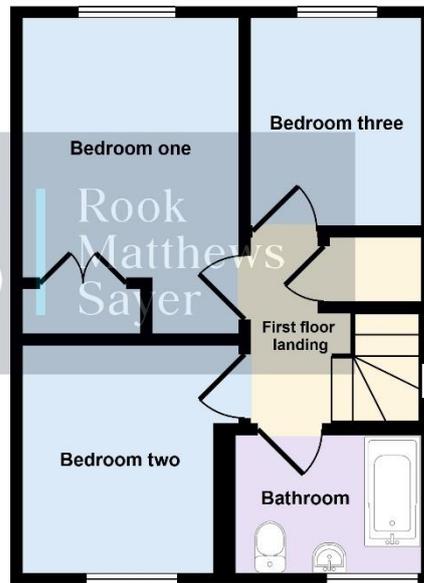




Approx Gross Internal Area
68 sq m / 734 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009441 VERSION 1

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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