SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

AWARDED Best Estate Agency North East England 2018 & 2019



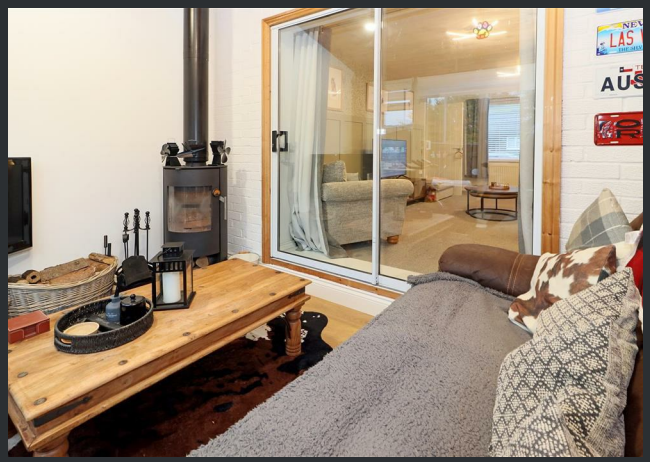
Addycombe Gardens, Rothbury NE65 7PE

Addycombe Gardens, Rothbury NE65 7PE

Asking Price £229,950







Signature North East are delighted to welcome to the market this three-bedroom end-terraced home, situated on Addycombe Gardens within the popular Northumberland village of Rothbury. The property is ideally positioned to access a range of local amenities, including independent shops, cafés, supermarkets and restaurants. Rothbury First School and Dr Thomlinson Church of England Middle School are nearby, while the surrounding countryside offers scenic walks along the River Coquet and a variety of outdoor pursuits. Local bus services also provide connections to surrounding areas.

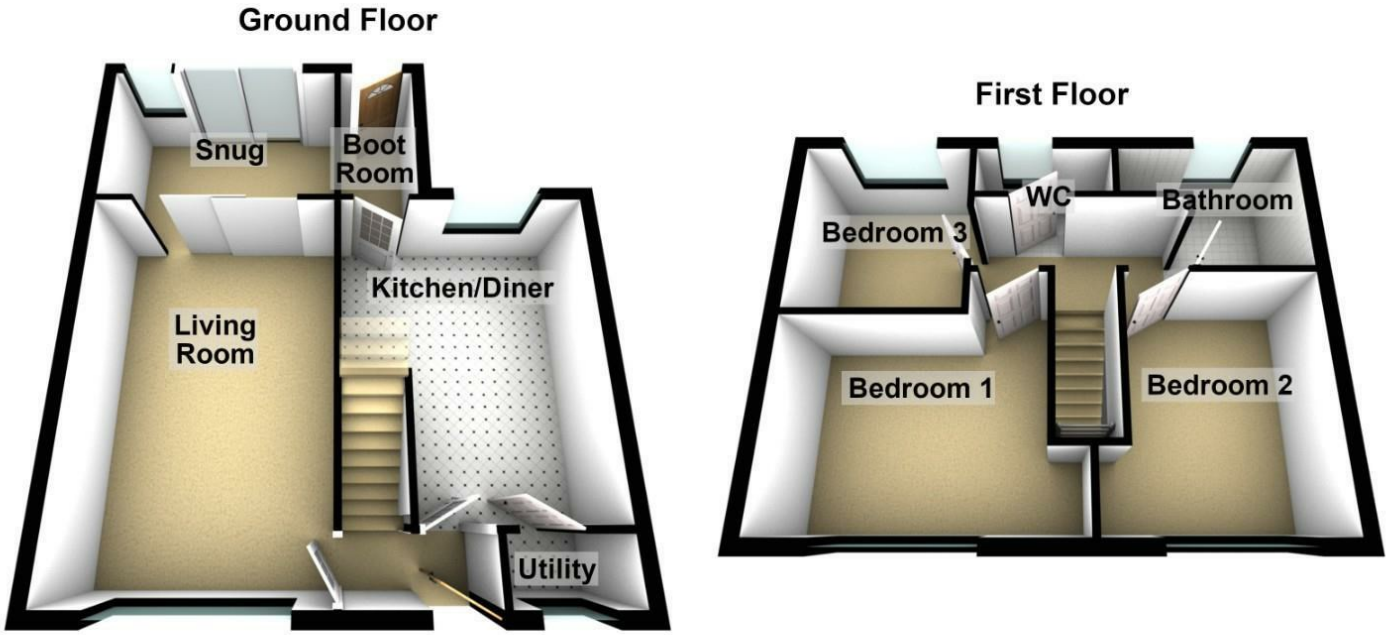
Upon entering the property, you are welcomed into a spacious living room, offering ample room for a range of furnishings. Sliding doors lead through to a separate snug, providing an additional reception area and further sliding doors opening onto the rear garden. The kitchen/diner features an attractive range of wall and base units, complemented by generous countertop space, and can comfortably accommodate a small dining table. The kitchen also provides access to a utility room and a separate boot room, which benefits from direct access to the rear garden.

Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can comfortably accommodate a double bed alongside additional furnishings, while bedroom three is suitable for a single bed and further furniture. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C. An additional separate W.C. provides further convenience.

Externally, the property benefits from a rear garden featuring a gravelled area and raised decking, providing space for outdoor furniture and entertaining. To the front, there is a garden mainly laid to lawn, while off-street parking is available to the rear of the property.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

Measurements:

Living Room
17'4" x 11'1"

Snug
7'2" x 11'1"

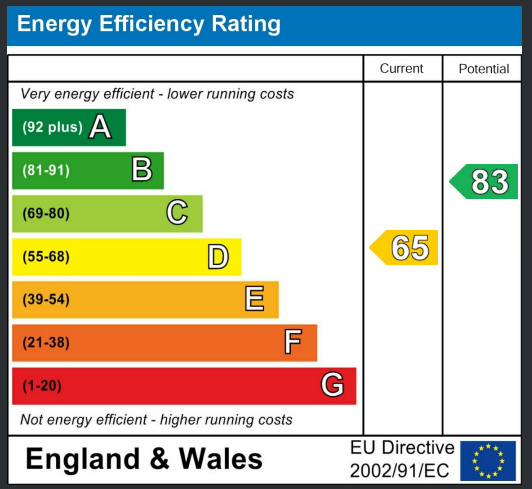
Kitchen / Diner
14'1" x 11'1"

Bedroom One
8'6" x 11'1"

Bedroom Two
10'5" x 8'2"

Bedroom Three
7'10" x 7'6"

Bathroom
5'2" x 4'11"










NEVADA
682-XPL

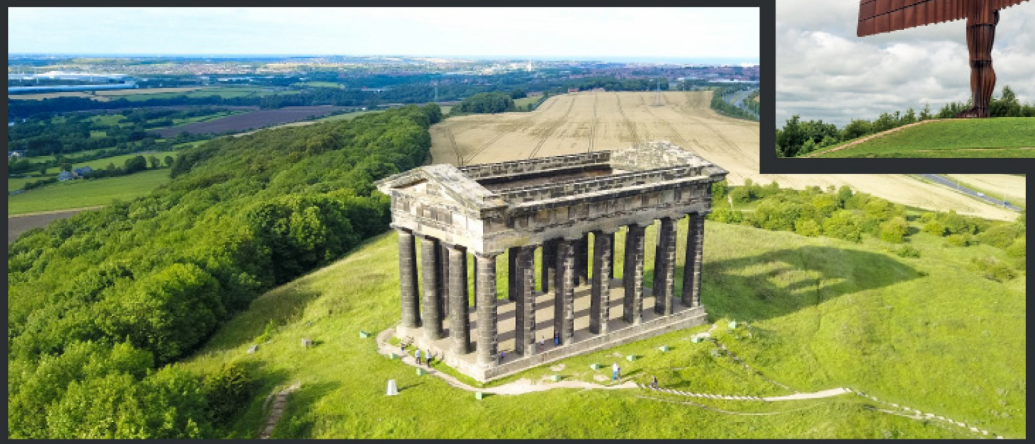
★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

AWARDED Best Estate Agency North East England 2018 & 2019











SALES | **LETTINGS** | **FINANCE** | **LAW**

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay 0191 251 3344	Cramlington 01670 897 213	Tynemouth 0191 296 6689	Morpeth 01670 513 966	Ponteland 01661 820 082	Wallsend 0191 432 4151	Alnwick 01665 511 800	Heaton 0191 432 4275	Forest Hall 0191 266 9966	Other locations 0191 640 3523
Newcastle 0191 640 2284	Durham 0191 303 8252	Gosforth 0191 640 3523	Sunderland 0191 543 6390	Whickham 0191 432 5102	Gateshead 0191 432 4294	Jesmond 0191 281 1037	Killingworth 0191 640 3602	Ryton 0191 413 9845	Head Office & Lettings 0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News