



Third Row | Linton | NE61 5SB

£80,000

Very spacious three bedroom terrace house in the popular village of Linton. The property boasts a large dining room, modern fitted kitchen, bathroom, light and airy living room and lovely conservatory downstairs. To the first floor there are three bedrooms, a handy cloakroom and stairs to an attic space with a roof light window. Externally you will find a large garden to the front which is laid mainly to lawn and a private rear yard.

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Large Three-Bedroom Terraced House in Linton

Spacious Lounge with Fireplace.

Separate Dining Room

Fitted Kitchen with Built in Oven

Ground Floor Family Bathroom

Three First Floor Bedrooms

Useful Attic Space

Large Garden And Private Rear Yard

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Via the conservatory

LOUNGE: 15'11 (4.85) x 13'1 (3.99) plus alcove
Double glazed patio doors, radiator, fire surround with coal fire, television point

DINING ROOM: 17'5 (5.31) x 8'2 (2.48)
Double glazed window, radiator

KITCHEN: 8'0 (2.44) x 9'4 (2.84)
Double glazed window, radiator, range of wall, floor and drawer units with coordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, modern flooring

DOWNSTAIRS FAMILY BATHROOM: 5'11 (1.80) x 8'7 (2.62)
3 piece suite comprising:
Panelled bath with mixer shower over, pedestal wash hand basin, low level wc, radiator, tiling to wall and floors, double glazed window.

CONSERVATORY: 7'0 (2.13) x 7'6 (2.29)
Double glazed.

FIRST FLOOR LANDING AREA:

WC: Low level wc, wash hand basin

BEDROOM ONE: 9'3 (2.82) into alcove x 8'1 (2.46)
Double glazed window, radiator

BEDROOM TWO: 6'6 (1.98) x 9'6 (2.90)
Double glazed window, radiator

BEDROOM THREE: 9'3 (2.82) x 7'7 (2.31) into alcove
Double glazed window, radiator

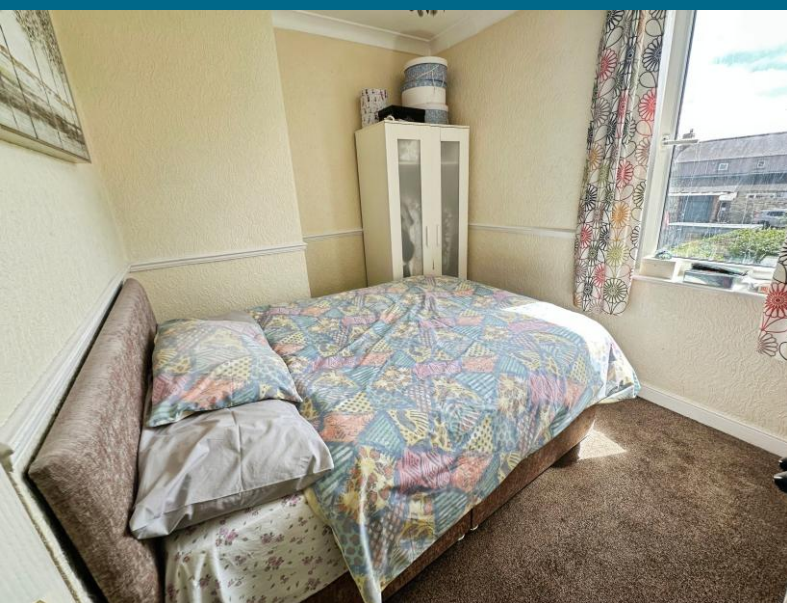
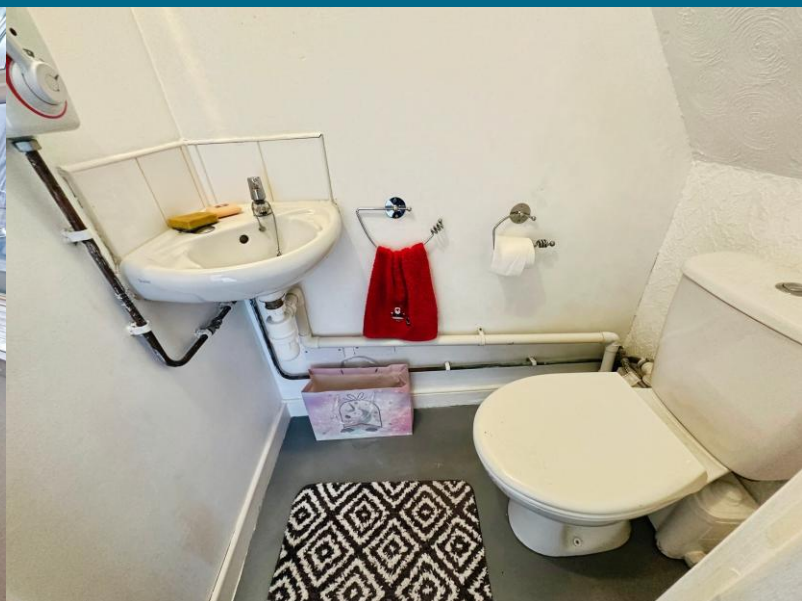
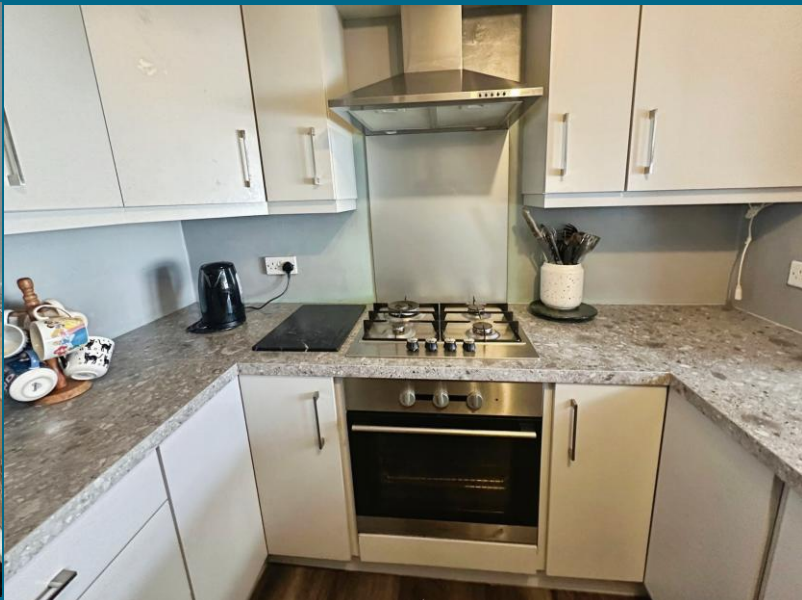
ATTIC ROOM: 10'8 (3.25) x 8'0 (2.44)
Two rooflights, radiator

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, fencing surrounds
REAR GARDEN: Private yard

T: 01670 850 850

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Coal

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

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. -

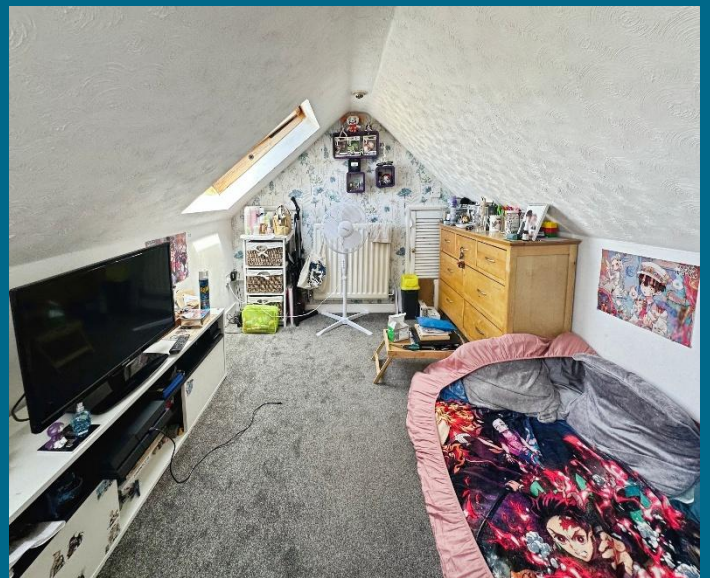
TENURE

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: A

EPC RATING: tbc

AS00010682 VERSION ONE FG/GD 31/07/2026



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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

