



The Croft | Wittingham | NE66 4RH

£190,000

 X 2  X 1  X 1

DETACHED BUNGALOW

DRIVEWAY & GARAGE

FRONT & REAR GARDENS

SHORT DRIVE TO ALWNICK

REFURBISHMENT OPPORTUNITY

TWO BEDROOMS

RMS | Rook
Matthews
Sayer

A two-bedroom detached bungalow in the picturesque village of Whittingham, near Alnwick, offering excellent potential for modernisation, with an attached garage, driveway parking and no onward chain.

Situated in the heart of the picturesque and highly sought-after village of Whittingham, this two-bedroom detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Occupying a pleasant position within this attractive rural Northumberland village, the property offers well-proportioned accommodation and benefits from an attached garage, driveway parking, and gardens. While the bungalow would benefit from a programme of modernisation and updating throughout, it offers fantastic potential for improvement and adding value.

Whittingham is a charming countryside village, surrounded by beautiful open countryside yet conveniently located for access to Alnwick, the A1 and the wider Northumberland coast and countryside.

The accommodation briefly comprises two bedrooms, living room, kitchen and bathroom, with scope for enhancement subject to the necessary consents.

ENTRANCE VESTIBULE

UPVC double-glazed entrance door, electric fuse box and meter, glazed door to hall and door to living room.

HALL

Glazed door from vestibule, electric storage heater, cupboard housing hot water cylinder, doors to bedrooms and bathroom

LIVING ROOM (FRONT) 12' 11" x 11' 10" (3.93m x 3.60m)

Double-glazed window, picture rail, tiled fireplace with open fire, doors to vestibule and kitchen.

KITCHEN (REAR) 9' 11" x 8' 6" (3.02m x 2.59m)

Fitted wall and base units incorporating space for electric cooker, extractor hood, single stainless-steel sink, space for washing machine, part-tiled walls. Pantry with double-glazed frosted window and shelves, loft access hatch, double-glazed window, door to storage area with side door access to property.

STORAGE AREA AND SIDE EXTERNAL ACCESS

UPVC double-glazed external door, fitted shelves, door to kitchen.

BEDROOM ONE (REAR) 9' 11" x 11' 11" (3.02m x 3.63m)

Double-glazed window, electric storage heater, coving to ceiling.

BEDROOM TWO (FRONT) 10' 4" x 8' 5" (3.15m x 2.56m)

Double-glazed window.

BATHROOM (REAR)

Bath with electric shower over, pedestal wash-hand basin, close-coupled WC, part-tiled walls, electric bar wall heater, double-glazed frosted window.

GARAGE 9' 10" x 20' 3" (2.99m x 6.17m)

Up & over garage door, light and power sockets, window and door to rear.

EXTERNALLY

Fenced gardens to the front and rear that are mainly laid to lawn. Drive leading to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Night Storage

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: B

EPC RATING: F

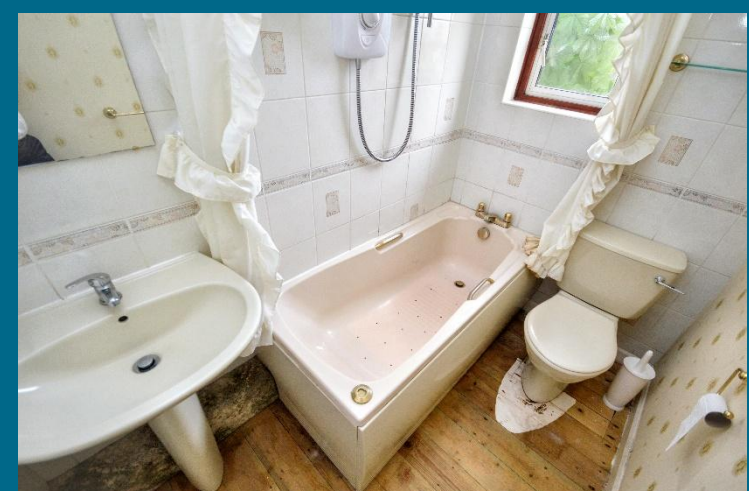
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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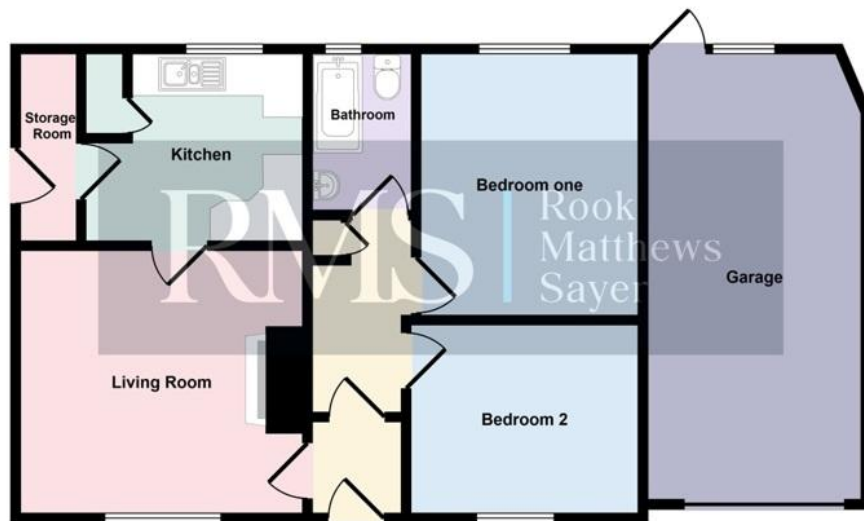
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Approx Gross Internal Area
75 sq m / 804 sq ft



Floorplan

AL009668 VERSION 1

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.

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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.



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