



Beech Estate Shilbottle

- Detached bungalow
- Two bedrooms
- No chain
- Driveway parking
- Shower room
- Front and rear gardens

Offers in the region of: **£ 175,000**

01665 510044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

17 Beech Estate, Shilbottle, Alnwick, Northumberland NE66 2UY

A detached bungalow located in the village of Shilbottle, just outside the historic town of Alnwick and on the beautiful Northumberland coast. Available with no upper chain and vacant possession, the property would particularly appeal to retired buyers looking to downsize and are keen to refurbish a property to suit their personal preferences. The accommodation briefly comprises a lounge, kitchen, two bedrooms, and a shower room. There is off street parking and gardens to the front and rear.

The location is a quiet area away from a main road but within a village community offering amenities that include; a local primary school, chemist, convenience shop and the well-regarded 'Running Fox' artisan café and bakery. The East Coast Main Line rail service at Alnmouth station is less than four miles away, and the beach at Alnmouth is within approximately 5 miles. The village of Shilbottle is convenient for access to the A1 main road, and the nearby historic town of Alnwick where there is a range of shops, schools, retail and leisure facilities.

HALL

Double glazed entrance door | Double glazed window | Cloaks cupboard | Radiator | Doors to lounge, bedrooms and shower room

LOUNGE 14' 9" x 12' 9" max into bay (4.49m x 3.88m max into bay)

Double glazed walk-in bay window | Radiators | Tiled fireplace with electric fire | Coving to ceiling | Door to kitchen

KITCHEN 10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window | Double glazed external door to side | Radiator | Part tiled walls | Fitted wall and base units | Stainless steel sink | Space for electric cooker | Extractor hood | Space for washing machine | Space for undercounter fridge and freezer

BEDROOM ONE 12' 10" max x 10' 8" (3.91m max x 3.25m)

Double glazed window | Radiator | Coving to ceiling

BEDROOM TWO 9' 4" x 9' 5" (2.84m x 2.87m)

Double glazed window | Radiator

SHOWER ROOM

Double glazed frosted window | Walk-in tiled shower | Integrated wash hand basin and W.C. with fitted cupboards | Radiator | Extractor fan

EXTERNALLY

Walled front garden with mature planting | Concrete driveway | Rear lawned garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East

region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

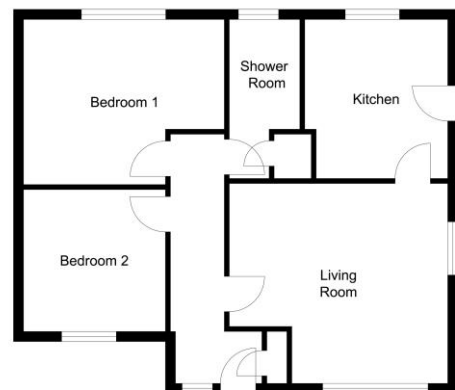
TENURE

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: E

AL008762/DM/RJ/07.05.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



17 Beech Estate

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Version 1

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.

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.

16 Branches across the North-East



17 Beech Estate, Shilbottle, Alnwick, Northumberland NE66 2UY



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.

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.

16 Branches across the North-East

