



Farriers Rise Shilbottle

Available with no upper chain, a super three-bedroom semi-detached house located on a small modern development in a village location just outside the historic town of Alnwick in Northumberland.

This is an ideal first-time buyer property and has the advantage of having a garage with a drive at the rear, and a quiet pedestrian street at the front. Other features include fitted double wardrobes in the two largest bedrooms, and a downstairs W.C.

Guide Price **£190,000**

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51 Farriers Rise Shilbottle NE66 2EN

HALL

Double glazed entrance door | W.C. | Radiator | Storage cupboard | Coving to ceiling | Staircase to first floor

LOUNGE / DINER 19' 4" x 10' 11" max 9' 9" min (5.89m x 3.32m)

Double glazed front window | Radiators | Double glazed French doors to rear | Coving to ceiling | Door to Kitchen and hall

KITCHEN 7' 11" x 9' 3" (2.41m x 2.82m)

Double glazed window | Double glazed Door | Chrome ladder style heated towel rail | Part tiled walls | Fitted wall & base units | Gas hob | Electric oven | 1.5 Stainless Steel sink | Space for fridge | Space for washing machine

DOWNSTAIRS W.C.

Double glazed frosted window | W.C. | Pedestal wash hand basin | Radiator | Extractor fan

LANDING

Double glazed window | Storage cupboard | Loft access hatch

BEDROOM ONE 10' 9" x 9' 5" (3.27m x 2.87m)

Double glazed window | Radiator | Double wardrobe

BEDROOM TWO 10' 10" x 9' 8" (3.30m x 2.94m)

Double glazed window | Radiator | Double wardrobe

BEDROOM THREE 8' 0" x 8' 5" (2.44m x 2.56m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | W.C. | Pedestal wash hand basin | Radiator | Extractor fan | Part tiled walls | Bath with electric shower over and bi-fold screen | Wall mounted vanity cabinet | Radiator

GARAGE 17' 7" x 9' 11" (5.36m x 3.02m)

Up & over door | Light & power sockets | Side door to garden | Cold water tap

EXTERNALLY

Front garden – mainly laid to lawn and a central path to the front door | Side gate access to rear garden

Rear garden – paved and tiered with fenced boundaries | Access to garage via a side door | Drive in front of the garage



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas central heating
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No blackspot
Parking: Driveway and detached garage

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: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

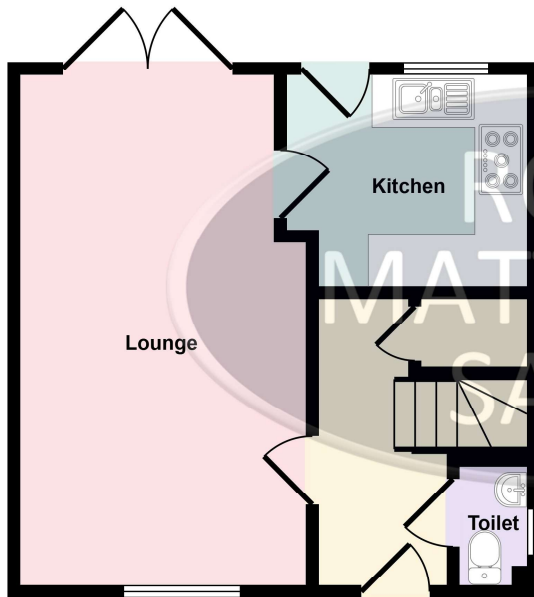
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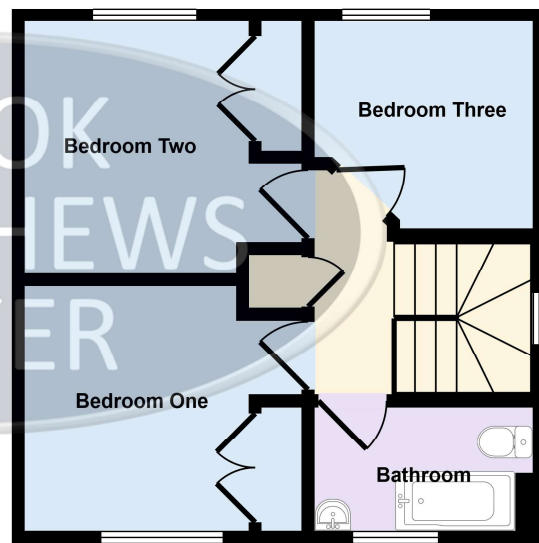


51 Farriers Rise

Approx Gross Internal Area
69 sq m / 745 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 35 sq m / 373 sq ft

Version 1.0

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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