



Elworthy Road Longhoughton

- Mid-link Freehold House
- Two double bedrooms
- Open plan kitchen diner
- Rear garden
- No Chain
- Coastal village location

Asking Price **£115,000**

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24 Elworthy Road

Longhoughton NE66 3LS

Located in a coastal village near the historic town of Alnwick in Northumberland, this two bedroom mid-link house is conveniently situated near to a local shop on a popular housing development. Whilst the property faces a pedestrian street at the front, there is a fenced rear garden that can be approached with a vehicle. There is no chain, so a buyer can proceed without delay. Although buyers may want to undertake some internal updating work once purchased, the interior is clean and tidy and is ready to move in to or rent out to long term tenants. Buy-to-let investors and first-time buyers may be particularly interested, especially since there is a local primary school in the village, as well as other local community village events.

HALL

Double glazed entrance door | Laminate floor | Storage heater | Staircase to first floor | Three storage cupboards

KITCHEN 8' 8" x 8' 10" (2.64m x 2.69m)

Double glazed window | Part tiled walls | Opening to dining area | Fitted cupboards | Electric hob | Electric oven | Extractor hood | Stainless steel sink | Space for washing machine | Space for under counter fridge | Extractor fan

DINING AREA 10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window | Entrance door | Storage heater

LOUNGE 10' 4" x 12' 4" (3.15m x 3.76m)

Double glazed window | Doors to hall and dining room | Storage heater

BEDROOM ONE 13' 3" x 9' 8" (4.04m x 2.94m)

Double glazed window | Electric wall heater | Integral double wardrobe | loft access hatch

BEDROOM TWO 13' 3" x 9' 8" (4.04m x 2.94m)

Double glazed window | Electric wall heater | Integral double wardrobe

LANDING

Electric wall heater | Shelved storage cupboard housing hot water tank | Storage cupboard

BATHROOM

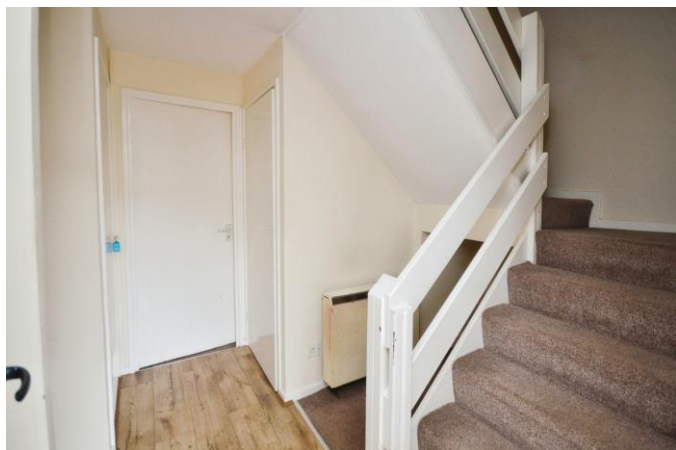
Double glazed frosted window | Bath | Tiled surround | Electric shower | Wash hand basin | Extractor fan

SEPARATE W.C.

Double glazed frosted window | Low level W.C. | Sliding door to landing

EXTERNALLY

Fenced garden to the rear (street side) with a brick outbuilding. Externally at the front the property faces a communal green space.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric storage heaters
Broadband: Not known
Mobile Signal Coverage Blackspot: No blackspot
Parking: Private allocated space and 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.

AGENTS NOTE

Our client has advised us that there is an annual service charge as a contribution to the upkeep and ongoing maintenance of the communal green space areas on the estate. Ask the team at Rook Matthews Sayer Alnwick for more information.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have reason to believe that this is a non-standard construction property.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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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