



Cheviot Road Shilbottle

- Two bedrooms
- Mid terraced property
- Open countryside views to rear
- Dual aspect lounge and dining kitchen
- Village location

Offers in Excess of: £ 125,000



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19 Cheviot Road

Shilbottle, Alnwick, Northumberland NE66 2XZ

An ideal first time buyer property located in the village of Shilbottle, just outside of the historic town of Alnwick in Northumberland. This double fronted two bedroom property has sizeable bedrooms and living space, and has a fantastic view across open fields at the back. Both the lounge and kitchen have a dual aspect, so they are light rooms and enjoy the south facing aspect at the rear. French doors from the lounge lead out to the rear patio where there is a large shed that is currently set up as a bar, and the front has a bin storage area, shed, and a space where the current owners park their car.

The area is fantastic for access to both the A1 and the coast, as well as rail links for the East Coast Main line at Alnmouth only 2 miles away. The historic town of Alnwick is within approx. 3 miles, where you can find a range of shops, schools, restaurants, pubs, supermarkets, and leisure facilities. If you fancy a walk along the beach, Alnmouth is just down the road within 5 miles. Although not a definitive list, Shilbottle itself has a Primary school, local shop with Post office counter, Pharmacy, private gym with a swimming pool, Indian restaurant, and the highly rated 'The Running Fox' artisan bakery and coffee shop.

ENTRANCE HALL

Double glazed front door, staircase to first floor, laminate flooring, doors to lounge and dining kitchen.

LOUNGE 16'10 x 10'5 (5.13m x 3.18m)

Double glazed French doors to rear, double glazed window to front, fireplace with gas fire, laminate flooring, and coving to ceiling.

DINING KITCHEN 16'9 x 9'10 (5.11m x 2.99m)

Double glazed window to front and rear, fitted wall and base units incorporating stainless steel sink, electric hob with extractor hood over, electric oven, space for fridge/freezer, space for dishwasher, space for washing machine, part tiled walls, radiators, extractor fan, and space for table and chairs.

REAR LOBBY

External door to garden, and understairs cupboard.

FIRST FLOOR LANDING

Double glazed window to rear, and doors to bedrooms and bathroom.

BEDROOM ONE 12'4 x 9'10 (3.76m x 3.00m)

Double glazed window to rear, radiator, and double doors to dressing room.

DRESSING ROOM

Double glazed window to front, hanging rails, and radiator.

BEDROOM TWO 10'6 x 8'7 (3.20m x 2.62m)

Double glazed window to front, storage cupboard, and radiator.

BATHROOM

Double glazed frosted window to rear, fully tiled walls, bath with glass screen, close coupled W.C., pedestal wash hand basin, chrome ladder heated towel rail, and cupboard housing the hot water tank.

EXTERNALLY

The front has bins storage, and a shed, and a paved and gravelled area, steps up to the front door. The rear garden has been paved with steps down, and garden shed.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Freehold

EPC RATING - D

COUNCIL TAX BAND A

AL008283/DM/RJ/08.06.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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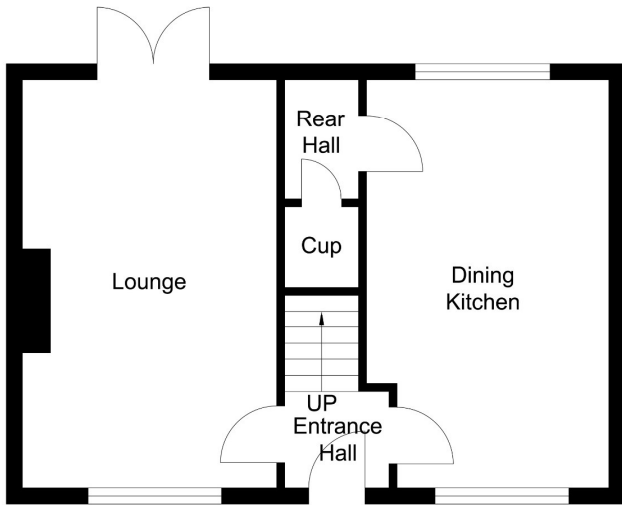
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16 Branches across the North-East

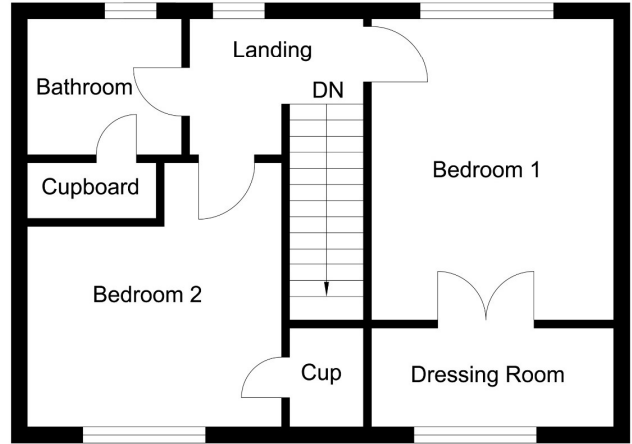


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Ground Floor



First Floor

19 Cheviot Road, Shilbottle

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 mis-statement. 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 2



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