



Croft Road Rothbury

- Two bedroom end link house
- Lounge and dining kitchen
- Gas central heating
- Allocated parking space to the rear
- No chain

Guide Price: £150,000



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

ROOK
MATTHEWS
SAYER

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

9 Croft Road

Rothbury, Morpeth, Northumberland NE65 7QU

Available with no upper chain, this fantastic modern starter home is located on the south side of the river in Rothbury and is ideal for a first-time buyer, buy to let, or a local resident looking to downsize whilst staying within the community. As well as an allocated parking space, the property has a garden area at the rear which is also accessible through sliding patio doors from the rear kitchen. There's an area for sitting out and a lawn that could be invaluable for those that have a dog or pets that need some outside space. The kitchen has space for a table and chairs, and the extended lounge at the front includes the staircase to the first floor and the entrance porch. Upstairs there are two bedrooms and a bathroom.

PORCH

Double glazed entrance door | Door to lounge

LOUNGE 18'7 x 12'1 (5.66m x 3.68m)

Double glazed window to front | Staircase to first floor | Radiator | Doors to porch and kitchen

KITCHEN 12'1 x 11'9 (3.68m x 3.58m)

Double glazed patio doors | Fitted kitchen | Stainless steel sink | Gas hob | Electric oven | Space for washing machine | Part tiled walls | Radiator | Wall mounted central heating boiler

FIRST FLOOR LANDING

Double glazed window to side | Access to loft | Doors to; bedrooms and bathroom

BEDROOM ONE 12'2 x 10'11 (3.71m x 3.33m)

Double glazed window to front | Storage cupboard | Radiator

BEDROOM TWO 11'9 x 6'10 (3.58m x 2.08m)

Double glazed window to rear | Radiator

BATHROOM

Double glazed window to rear | Bath with electric shower | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Radiator

EXTERNAL

Steps up to the front door | Lawned front garden with planted borders | Rockery garden to rear and a lawn area | Allocated parking space

TENURE - LEASEHOLD Term : 999 years from 1 January 1986

EPC RATING C | COUNCIL TAX BAND B

AL008551/DM/RJ/16.10.2023/V.2



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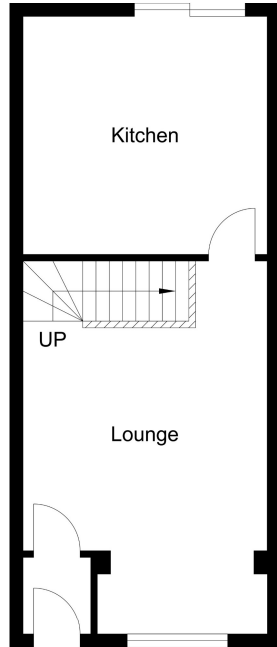
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16 Branches across the North-East

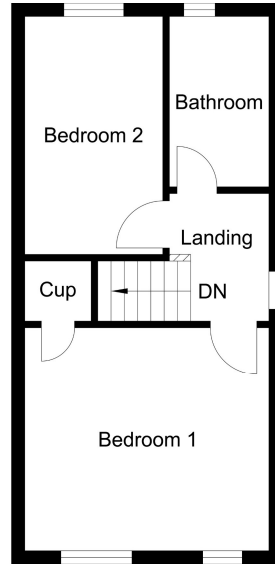


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Ground Floor



First Floor

9 Croft Road

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 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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