



Grange Road Shilbottle

- Semi-detached
- Three bedrooms
- Downstairs W.C.
- Gardens
- Village location
- Gas central heating

Guide Price: £195,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

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



35 Grange Road Shilbottle, Alnwick Northumberland NE66 2XW

A superb family home offering generous size living space and well-proportioned bedrooms. With an attached garage and an extension on the ground floor, this larger style three bedroom property benefits from good storage space and an additional reception area off the kitchen which could be used as a home office or a playroom. A downstairs W.C. is conveniently positioned off the wide entrance hall where there is plenty of space for coats and shoe storage. The overall presentation of the property is excellent and is tastefully decorated with neutral colours throughout. Having been fitted with a modern kitchen and bathroom, the house is ideal for a buyer looking for a property with no updating required, and those with children are sure to appreciate the enclosed rear garden, as well as the space at the front of the house.



The location 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. Shilbottle itself has a Primary school, local shop with Post office counter, Pharmacy, and the well-known 'Running Fox' artisan bakery and coffee shop.



ENTRANCE HALL

Double glazed entrance door and window | Radiator | Luxury vinyl tiled flooring | Stairs to first floor | Door to W.C., lounge/diner and kitchen

W.C.

Double glazed frosted window | Close coupled W.C. | Pedestal wash hand basin | Luxury vinyl tiled flooring

LOUNGE 19'10 x 13'8 max (6.05m x 4.17 max)

Double glazed window to front and rear | Radiators

KITCHEN 13'4 x 8'3 (4.06m x 2.52m)

Double glazed window to rear | Fitted wall and base units | 1½ bowl stainless steel sink | Electric hob | Extractor hood | Electric oven | Part tiled walls | Luxury vinyl tiled flooring | Storage cupboard | Understairs cupboard | Downlights | Open to seating area

SEATING AREA 11'0 x 8'8 (3.35m x 2.64m)

Double glazed sliding patio doors | Luxury vinyl tiled flooring | Radiator | Space for fridge | Door to garage | Open to kitchen

FIRST FLOOR LANDING

Double glazed window | Loft access hatch | Electric chrome ladder heated towel rail | Storage cupboard



BEDROOM ONE 13'8 x 9'8 (4.17m x 2.95m)

Double glazed window | Radiator

BEDROOM TWO 10'3 x 9'10 (3.12m x 2.99m)

Double glazed window | Radiator

BEDROOM THREE 12'0 x 6'11 (3.66m x 2.11m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Bath with mains shower over | Close coupled W.C. | Pedestal wash hand basin | Fully tiled walls and floor | Wall mounted vanity cabinet

GARAGE 17'0 x 11'2 (5.18m x 3.40m)

Up and over door | Light and power | Overhead storage

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS GAS
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: On street parking

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is a non-standard construction (steel frame)

TENURE

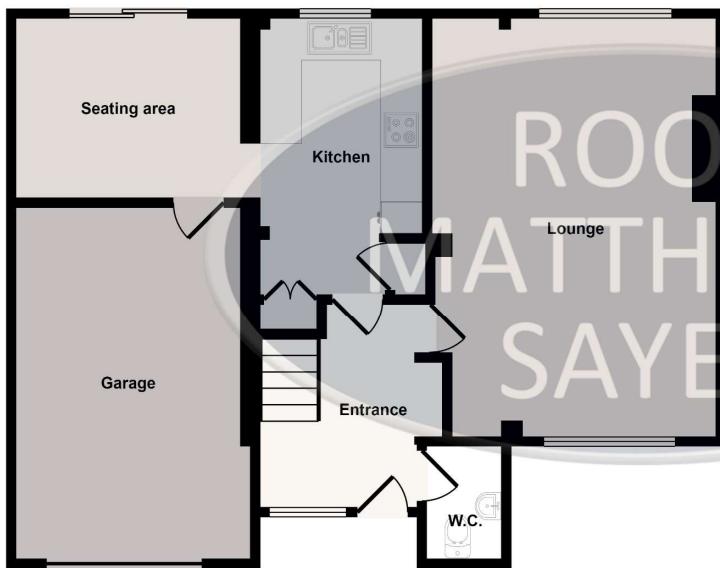
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND B | EPC RATING D

AL008473/DM/RJ/05.02.2024/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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.

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

