



Elworthy Road Longhoughton

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

Guide Price: **£100,000**

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25 Elworthy Road

Longhoughton NE66 3LS

Located in a coastal village near the historic town of Alnwick in Northumberland, this two-bedroom end-terrace 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 | Staircase to first floor | Three Storage cupboards | Electric storage heater

LOUNGE 12'4" x 10'5" (3.76m x 3.17m)

Double-glazed window | Electric fire | Electric storage heater | Doors to hall and dining room



KITCHEN/DINER 19'6" x 8'9" (5.94m x 2.66m)

Double-glazed window to front and rear | Electric storage heater | External door to front | Storage cupboard | Fitted wall and base units with electric hob, electric oven, space for washing machine and undercounter fridge | Part tiled walls

LANDING

Storage heater | Two Storage cupboards (one housing hot water tank)

BEDROOM ONE 13'4" x 9'8" (4.06m x 2.94m)

Double-glazed window | Fitted double wardrobe | Electric Storage heater

BEDROOM TWO 9'7" x 13'4" (2.92m x 4.06m)

Double-glazed window | Fitted double wardrobe | Electric Storage heater



BATHROOM

Bath with electric shower over | Wash-hand basin | Electric storage heater | Part tiled walls | Double frosted window

W.C

Double-glazed frosted window | W.C

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric Storage
- Broadband: Not known
- Mobile Signal / Coverage Blackspot: Not known
- Parking: Allocated space and on street parking

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

We have been informed that this is a prefabricated building which is non-standard construction

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

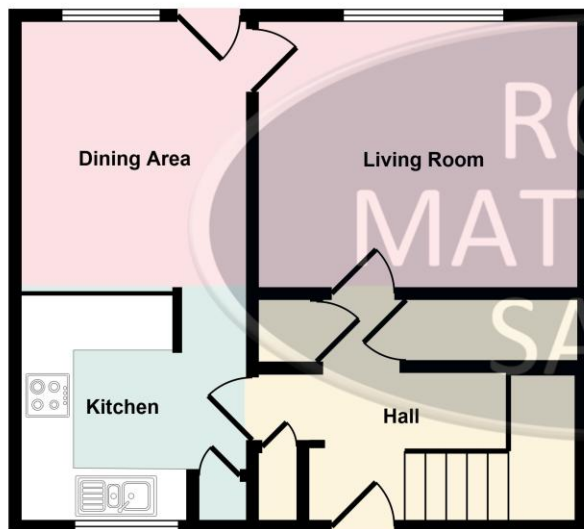


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



25 Elworthy Road

Approx Gross Internal Area
74 sq m / 796 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 37 sq m / 402 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.

16 Branches across the North-East

