



FRONT STREET

Glanton

This charming stone-built house is an ideal opportunity for a buyer to purchase a property with character that is located within a picturesque village near the town of Alnwick in Northumberland.

A large inglenook fireplace is the centre-piece of the lounge and incorporates a wood burning stove, ideal for cosy evenings following a local countryside walk.

The kitchen comprises fitted units with space for free-standing appliances. Steps up at the rear of the building lead to the kitchen external door.

Upstairs there are two bedrooms. A double to the front, and a rear bedroom that can accommodate two single beds. The bathroom is fitted with a white suite and part-tiled walls, and includes an electric shower over the bath.

The rural village of Glanton is easily accessible from the A697 and has the local towns of Alnwick, Wooler and Rothbury on hand. Popular with walkers, ramblers and tourists to Northumberland, this location is a favourite for second homes and holiday let rentals, as well as those who choose this peaceful idyllic location as their main residence.

Guide Price £145,000

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11 Front Street

Glanton NE66 4AP

LOUNGE 15' 2" x 15' 1" (4.62m x 4.59m)

Double glazed window | Double glazed composite entrance door | Inglenook fireplace | Staircase to first floor | Electric Radiator | Door to kitchen

KITCHEN 5' 10" x 14' 8" (1.78m x 4.47m)

Double glazed windows | External rear exit door | Electric radiator |

Fitted units with co-ordinating worktops and tiled splash-backs incorporating; Space for washing machine | Stainless steel sink | Space for electric cooker | Space for fridge freezer

FIRST FLOOR LANDING

Loft access hatch | Electric radiator | Doors to bedrooms and bathroom



BEDROOM ONE 12' 3" x 9' 10" (3.73m x 2.99m)

Double glazed window | Stripped wood floor | Storage cupboard | Electric radiator

BEDROOM TWO 5' 11" x 14' 8" (1.80m x 4.47m)

Double glazed windows | Electric radiator | Painted floorboards

BATHROOM 5' 0" x 8' 11" (1.52m x 2.72m)

Bath with tiled surround, electric shower and glass shower screen | Pedestal wash-hand basin | Close coupled W.C | Tiled floor | Vanity light with shave point | Extractor fan



From the external kitchen door, there are steps down to street level. The house has storage space underneath (basement). The doors to access this space be seen on the photo of the rear elevation of the house.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators

Broadband: No broadband installed

Mobile Signal / Coverage Blackspot: Not in a black-spot

Parking: 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.

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: TBC

AGENTS NOTE

This property has an F EPC rating, therefore improvements in energy efficiency would have to be made in order let the property to a long-term paying tenant. The minimum EPC rating for a rental property is an E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

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Approx Gross Internal Area
62 sq m / 673 sq ft



Ground Floor
Approx 31 sq m / 334 sq ft

First Floor
Approx 31 sq m / 339 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.

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