



Harper Crescent Longhoughton

A beautifully presented and spacious four-bedroom detached house located in the desirable coastal village of Longhoughton on the Northumberland Coast.

Notable pleasant features of the property include the position of the plot which isn't over-looked by houses at the rear, and the internal high standard of finish with neutral colour décor and quality fittings.

The location of this small prestigious development has proven popular for buyers in search of contemporary modern homes in a village setting near to the historic town of Alnwick, with the advantage of the beautiful Sugar Sands beach and coastline within walking distance. There are good transport links to the rest of the country and easy access to the A1. Alnmouth Train Station on the East Coast main line is just over 3 miles away.

The nearby villages of Craster, Alnmouth and Embleton offer a wide range of restaurants, bars and pubs. Longhoughton itself has a first school, church, nursery, creche, community and sports centre, Co-op, Company B café, The Running Fox (artisan bakery and café), and a regular bus service to Alnwick.

Guide Price **£445,000**

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

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



19 Harper Crescent Longhoughton NE66 3FD

HALL

Double glazed composite entrance door | Double glazed frosted window | Under stairs cupboard | Radiator | Staircase to first floor | Doors to lounge and dining kitchen | Luxury vinyl tiled floor

LOUNGE 12' 7" x 16' 1" (3.83m x 4.90m)

Double glazed window | Radiator

OPEN PLAN SEATING/DINING/KITCHEN

KITCHEN AREA 11' 10" x 11' 4" (3.60m x 3.45m)

Fitted wall & base units | 1.5 Stainless steel sink | Five ring gas hob | Integrated dishwasher | Electric double oven | Integrated fridge / freezer | Downlights | Double glazed window | Luxury vinyl tiled floor

DINING AREA 8' 10" x 11' 10" (2.69m x 3.60m)

Double glazed bi-fold doors | Radiator | Luxury vinyl tiled floor

SEATING AREA 9' 3" x 10' 5" (2.82m x 3.17m)

Double glazed French doors | Radiator | Luxury vinyl tiled floor

W.C.

Close coupled W.C. | Radiator | Wash hand basin | Part tiled walls | Mirror | Luxury vinyl tiled floor

LANDING

Double glazed Velux window | Cupboard housing hot water tank | Loft access hatch

BEDROOM ONE 12' 7" (into wardrobe) x 11' 5" (3.83m x 3.48m)

Double glazed window | Radiator | Fitted wardrobes | TV point | Door to en-suite

EN-SUITE

Double glazed frosted window | Double shower cubicle | Rain head shower and separate hand-held attachment | Floating drawer unit with integrated wash-hand basin | Chrome ladder style heated towel rail | Shaver point | Fully tiled walls and floor | Extractor | Downlight

BEDROOM TWO 9' 6" x 11' 10" (2.89m x 3.60m)

Double glazed window | Radiator | Fitted wardrobes

BEDROOM THREE 10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window | Radiator

BEDROOM FOUR 9' 0" x 12' 9" (2.74m x 3.88m)

Double glazed dormer window | Radiator

BATHROOM

Double glazed frosted window | Fully tiled walls and floor | Bath | Hand held shower attachment | Shower cubicle with mains rain-head shower and separate hand-held attachment | Floating drawer unit with integrated wash hand basin | Downlights | Chrome ladder style heated towel rail



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No blackspot
- Parking: Driveway leading to garage

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: E

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

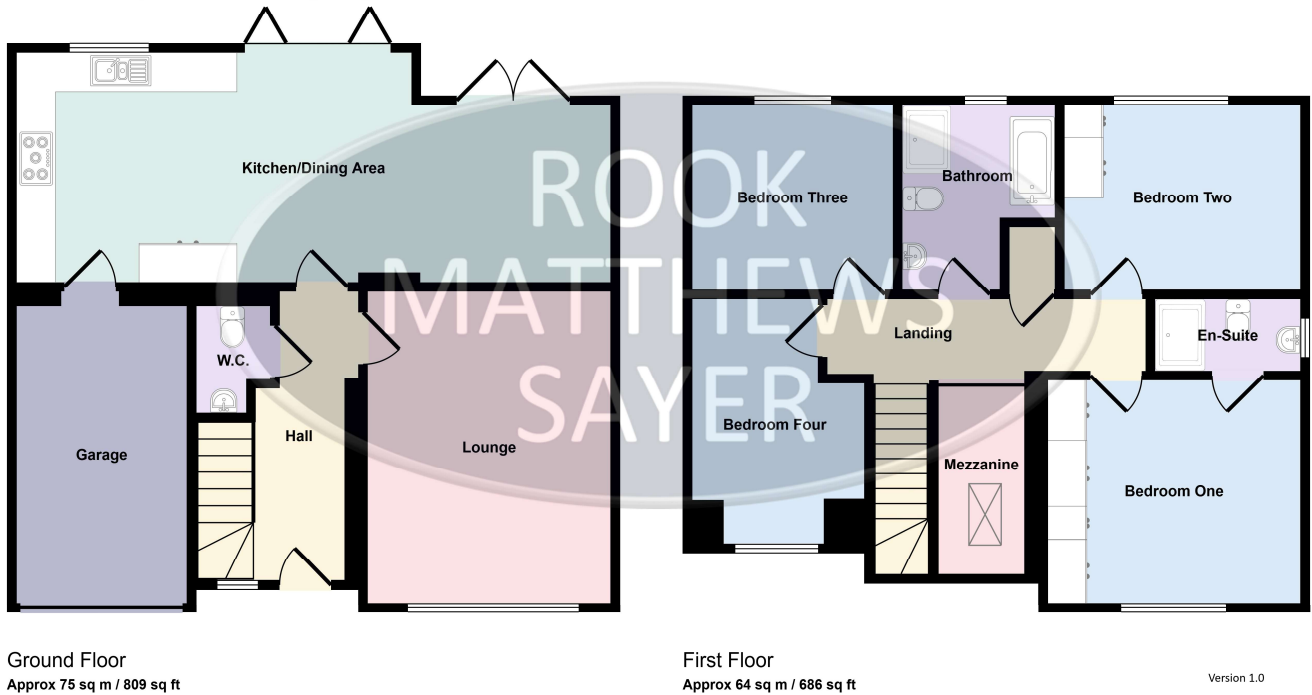
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Approx Gross Internal Area
139 sq m / 1495 sq ft



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

