



Park Road | Longhoughton | NE66 3JH

**£120,000**

Situated on a crescent overlooking green space and Located in a coastal village near the historic town of Alnwick in Northumberland, this two-bedroom mid-terrace house is conveniently situated near to a local shop on a popular housing development. In addition to the lawn garden at the front, there is a fenced rear garden with gate access.

There is no chain, so a buyer can proceed without delay.

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.

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**MID-TERRACE**

**NO CHAIN**

**FREEHOLD**

**GARDENS FRONT & REAR**

**TWO-BEDROOMS**

**ALLOCATED PARKING BAYS**

**UPVC DOUBLE GLAZING**

**GAS CENTRAL HEATING**

For any more information regarding the property please contact us today

## 25 Park Road, Longhoughton NE66 3JH

### ENTRANCE HALL

Double-glazed UPVC entrance door | Radiator | Staircase to first floor | Door to lounge

### LOUNGE

17'8 max into recess x 10'7"min/13'8"max

5.38m max into recess x 3.22m min/4.16m max

Double-glazed UPVC windows front and rear | Radiators | Doors to hall and kitchen | Understairs cupboard

### KITCHEN 12'9" x 7'2" (3.88m x 2.18m)

Double-glazed UPVC door and window | Radiator | Door to store room /passage way | Fitted wall & base units incorporating: stainless steel sink, space for electric cooker, extractor hood, space for washing machine, space for under counter fridge

### PASSAGE WAY/STORE ROOM 4'7" x 7'4" (1.40m x 2.23m)

Storage space | Space for (and electric sockets) fridge freezer | Double-glazed UPVC door leading to the front of the property

### FIRST FLOOR LANDING

Loft access hatch | Double-glazed UPVC window | Storage cupboards | Doors to bedrooms and bathroom

### BEDROOM ONE

17'10" x 8'5"min/10'9" max into wardrobe recess

(5.43m x 2.56m min /3.27m into wardrobe recess)

Double-glazed UPVC dual aspect windows | Radiator | Sliding door wardrobes

### BEDROOM TWO

12'1 x 7'3"min/11'7" max

(3.53m x 2.21m min/3.68m max)

Double-glazed UPVC dual aspect windows | Radiator | Sliding door wardrobe

### BATHROOM

Bath with electric shower over, wet wall panels, glass screen | Pedestal wash-hand basin | W.C | Double-glazed frosted UPVC window | Extractor fan

### REAR GARDEN

Mainly laid to lawn with fenced boundaries and garden shed | Gate access at rear

### FRONT GARDEN

Laid to lawn with central path to front door

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E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking bays

## 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: C**

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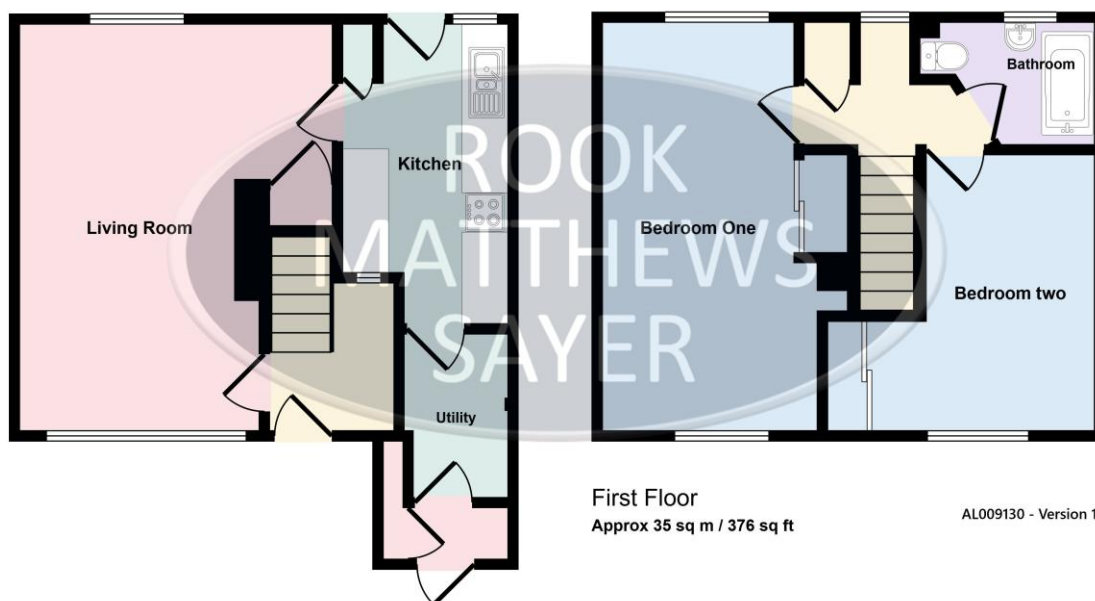
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area  
72 sq m / 773 sq ft



First Floor  
Approx 35 sq m / 376 sq ft

AL009130 - Version 1.0

Ground Floor  
Approx 37 sq m / 397 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.

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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.

