



Orchard View| Linton | NE61 5SP

A well presented three bedroom end terraced family home in the rural village of Linton. The property briefly comprises of a spacious lounge, modern fitted kitchen diner with integrated appliances and cloakroom on the ground floor. To the first floor you will find three bedrooms and a family bathroom. Externally there is an established rear garden laid mainly to lawn and a front garden with driveway. The property also benefits from an additional parking bay.

**Offers over
£145,000**

ROOK
MATTHEWS
SAYER



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Three bedroom end of terrace family home

Central heating

Established rear garden

Double glazing

Driveway parking

Kitchen with integrated
appliances

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: to entrance hallway

HALLWAY: Stairs to first floor landing

CLOAKS/WC: Low level WC, pedestal wash hand basin, extractor fan

LOUNGE: 10'5 (3.18) X 16'0 (4.88) double glazed window to front, television point

KITCHEN/DINING: 13' 8 (4.17) x 8'10 (2.69)
Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless sink unit and drainer with mixed tap, gas hob with extractor fan above, built in electric fan assisted oven, integrated NEFF fridge, freezer and washing machine, double glazed patio doors to rear, combi boiler

FIRST FLOOR LANDING:
Loft access, built in storage cupboard.

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BEDROOM ONE: 13'0 (3.96) x 9'2 (2.79)
Double glazed window to front, built in cupboard, single radiator.

BEDROOM TWO: 6'8 (2.03) X 10'0 (3.05)
Double glazed window to the rear, single radiator.

BEDROOM THREE: 6'11 (2.11) X 6'10 (2.08)
Double glazed window to the rear, single radiator.

BATHROOM: 5'7 (1.70) X 6'8 (2.03)
3-piece white suite comprising of panelled bath, pedestal hand wash basin, low level wc, extractor fan, single radiator



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: LPG Mains
Broadband: Other
Mobile Signal Coverage Blackspot: No
Parking: Two 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,

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

AS00010319

GD/FG 13/08/2025 VERSION 3





EPC RATING

TBC

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01670850850

ashington@rmsestateagents.co.uk

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