



Burnside | Longhoughton | NE66 3JQ

Auction Guide Price £70,000+

Located in the popular village of Longhoughton, this two-bedroom bungalow offers a fantastic opportunity for buyers looking to put their own stamp on a property. The accommodation comprises two bedrooms, a kitchen and a bathroom. Outside, the attractive front garden is filled with mature flowers and greenery, while the enclosed rear garden includes a useful garden shed. Ideally situated just a short drive from Alnwick and the beautiful Northumberland coastline, Longhoughton offers a peaceful village setting with local amenities and excellent countryside and coastal walks nearby.

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SEMI-DETACHED BUNGALOW

SHORT DRIVE FROM ALNWICK

TWO BEDROOMS

CENTRAL HEATING

FRONT AND BACK GARDENS

REFURBISHMENT OPPORTUNITY

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE

Double-glazed entrance door, door through to hall.

HALL

Doors to bedrooms and living room

LIVING ROOM (FRONT) 13' 9" x 11' 7" (4.19m x 3.53m)

Wall mounted gas fire with tiled hearth | UPVC double-glazed window | Cupboard housing central heating boiler | Door to kitchen and hall

KITCHEN (REAR) 10' 5" x 7' 5" (3.17m x 2.26m)

Fitted wall and base units | Space for cooker and washing machine | Single stainless-steel sink | Part-tiled walls | Door to rear vestibule | UPVC Double-glazed windows

REAR VESTIBULE

Access to store cupboard and external door to rear

BATHROOM (REAR) 4' 11" x 7' 5" (1.50m x 2.26m)

Walk-in accessible shower with electric shower | wash-hand basin | low-level WC. | Part-tiled walls | UPVC double-glazed frosted window

BEDROOM ONE (REAR) 9' 10" x 12' 1" (2.99m x 3.68m)

UPVC double-glazed windows | central heating radiator

BEDROOM TWO (FRONT) 9' 11" x 7' 3" (3.02m x 2.21m)

UPVC Double-glazed windows | Central heating radiator | Loft access hatch

EXTERNALLY

Front garden laid mainly to lawn with planted trees and shrubs | Fenced boundaries | Access to side of the property.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to the cabinet is available in the area *see open reach website:

<https://www.openreach.com/fibre-checker/my-products>

Mobile Signal Coverage Blackspot: No known issues

Parking: On-street

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

Please note that the rear garden is not listed within the title plan boundary lines for the property. However, we have been advised that it has always been used by this property.

ACCESSIBILITY

This property has a walk-in accessible shower

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: D

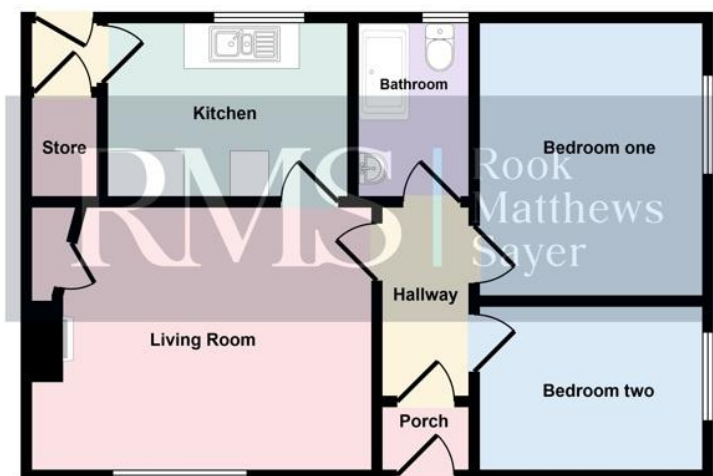
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area
53 sq m / 574 sq ft



Floorplan

AL009676 V.1

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.

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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