



Fourth Row | Linton | NE61

£85,000

Well-presented two-bedroom terraced house in the quiet village of Linton. The property boasts a spacious living room with solid fuel stove, a modern fitted kitchen and a contemporary fitted bathroom. To the first floor you will find two good sized bedrooms, the principal with fitted robes. Externally you will find a large lawned front garden and a private yard to the rear. No onward Chain

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Two Bedroom Terraced House in Linton

Lovely Bright Living Room

Modern Fitted Kitchen

Contemporary Bathroom

Principal Bedroom with Fitted Robes

Large Front Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring.

LOUNGE: 15'11 (4.85) x 15'2 (4.62) into alcove
Double glazed window, radiator, fire surround with solid fuel inset and hearth.

KITCHEN: 8'0 (2.44) x 12'7 (3.84)
Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashback, space for cooker, space for fridge freezer, plumbed for washing machine, modern flooring, double glazed door to rear

FIRST FLOOR LANDING AREA:
Double glazed window

FAMILY BATHROOM: 5'2 (1.57) x 8'0 (2.44)
3 piece white suite comprising:
Panelled bath, electric shower over, wash hand basin, low level wc, double glazed rear window, part tiling to walls, modern flooring.

BEDROOM ONE: 15'11 (4.85) x 8'0 (2.44)
Double glazed front window, radiator.

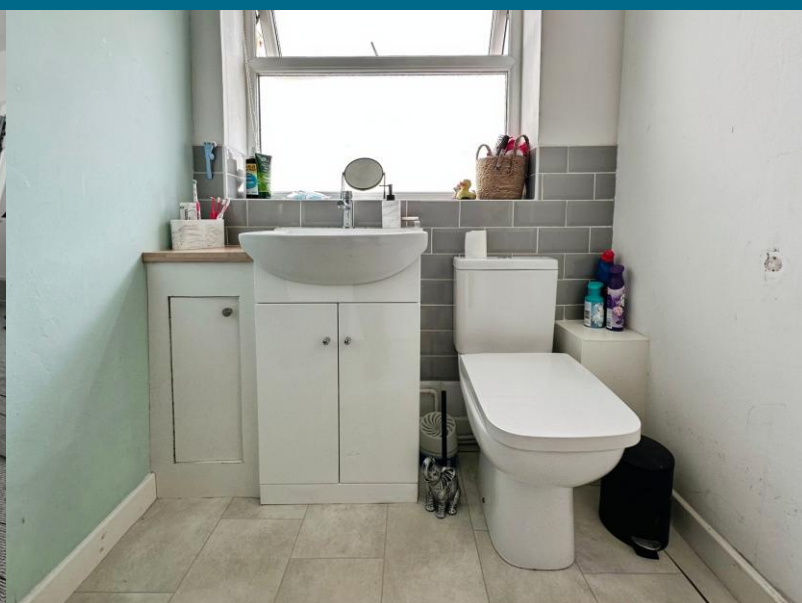
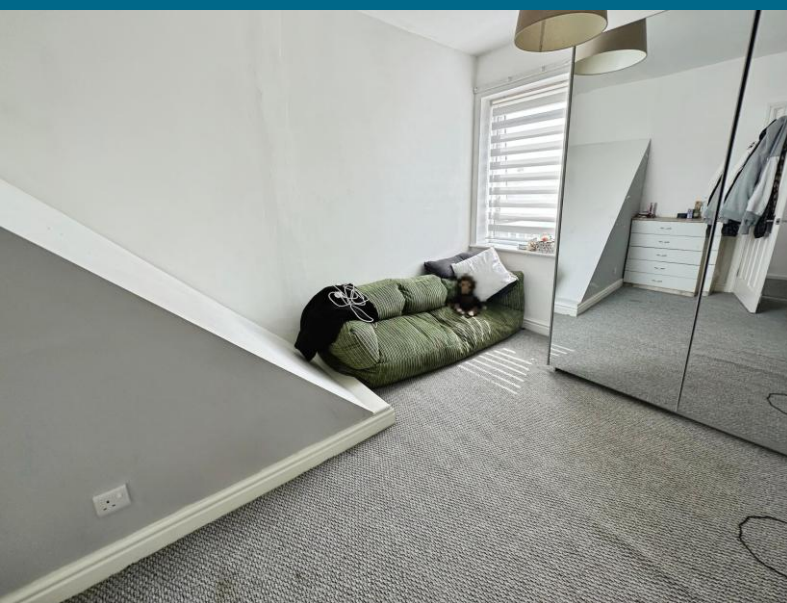
BEDROOM TWO: 12'8 (3.86) x 9'4 (2.84) max to 6'0 (1.83) min
Double glazed window, radiator.

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn
PRIVATE YARD TO REAR

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

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.

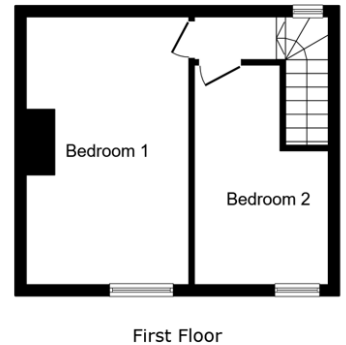
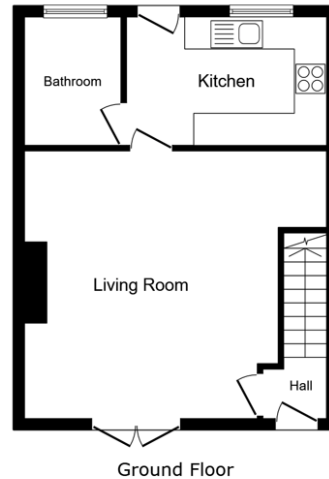
TENURE

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: A

AS0001067 VERSION ONE FG/GD 24/07/2026



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Please note that an AML fee non refundable is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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.

