



THE RIGG, BACK CROFTS ROTHBURY

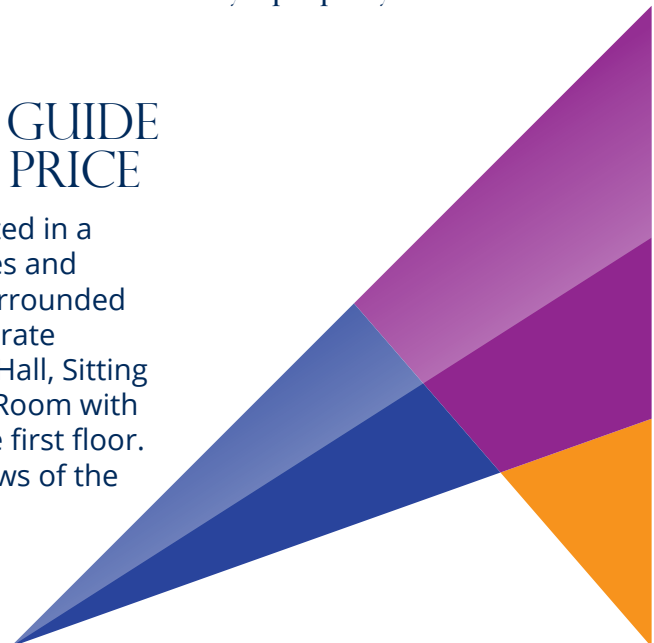
AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£310,000

GUIDE
PRICE

An immaculately presented detached dormer bungalow situated in a quiet location behind Rothbury's High Street. All village services and amenities are within easy walking distance. The property is surrounded by private gardens/grounds with off-street parking and a separate detached single garage. Accommodation comprises Entrance Hall, Sitting Room, Dining Room, Kitchen, two Double Bedrooms, Shower Room with WC and separate WC, a further bedroom in the dormer on the first floor. Externally there is a well proportioned garden that affords views of the hills to the south of the village.



Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and then influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional services and a full range of local shops.

Externally

The house extends to approx. 100 sq. mts (1,000 sq ft.) and occupies a large plot and is surrounded by attractive manageable gardens. There is a large area of open lawn to the rear of the house and an enclosed lawn, borders and ample parking. The plot extends to approximately 0.15 of an acre. Single garage.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating (combi). PVC double-glazed windows.

Postcode

NE65 7YB

Energy Performance Certificate

Current Rating D

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The property is in Band D (£2,163.05 2022/23).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

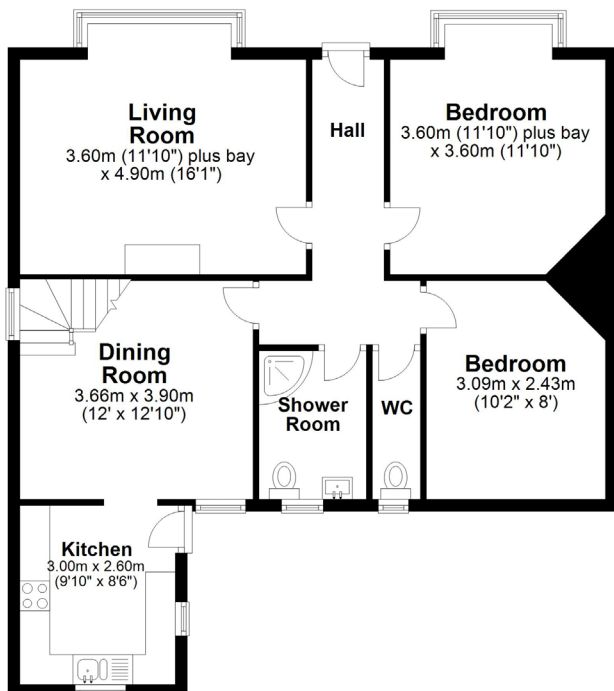


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



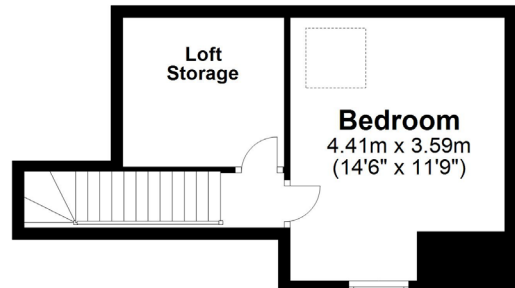
Ground Floor

Approx. 81.8 sq. metres (880.5 sq. feet)



First Floor inc restr head height

Approx. 19.9 sq. metres (214.2 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

The Rigg, Back Crofts





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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.