



ASHLEIGH
BRIDGE STREET
ROTHBURY

£280,000 GUIDE PRICE

A well-presented, spacious semi-detached town house conveniently located on Bridge Street in the heart of Rothbury Town Centre. Built circa 1930 the property retails many features including deep skirtings, ceiling mouldings, beautiful bay window overlooking Bridge Street and decorative stone window lintels. Arranged over two floors the accommodation comprises; On the Ground Floor; Porch, Hall, Living Room, Kitchen/Dining Room, Utility and Shower Room. On the First Floor, Two Double Bedrooms and One Single Bedroom, Family Bathroom. Externally there is a small garden to the front and also a larger garden to the rear with stores and garage. Vehicular access to the garage is from Townfoot.

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

Rothbury

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 the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The addition of the new Shell Forecourt in Thropton is only a mile away.

Services

Mains electricity, gas and water.
Fully double glazed.

Postcode

NE65 7SE

Local Authority

Northumberland County Council
Tel: 0345 600 6400

Council Tax

Band C - £2,013.71 - 2023/24

Tenure

Freehold

EPC Rating

Current Rating - C
Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared October 2023

Property Reference 23979022



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



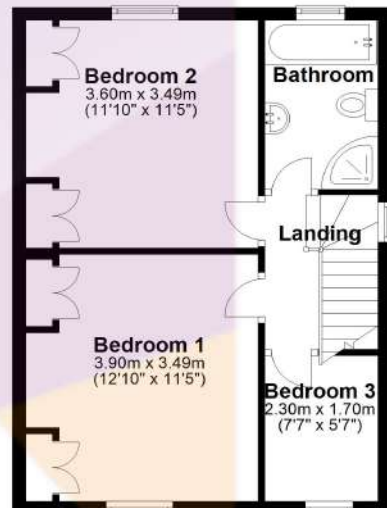
Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



First Floor

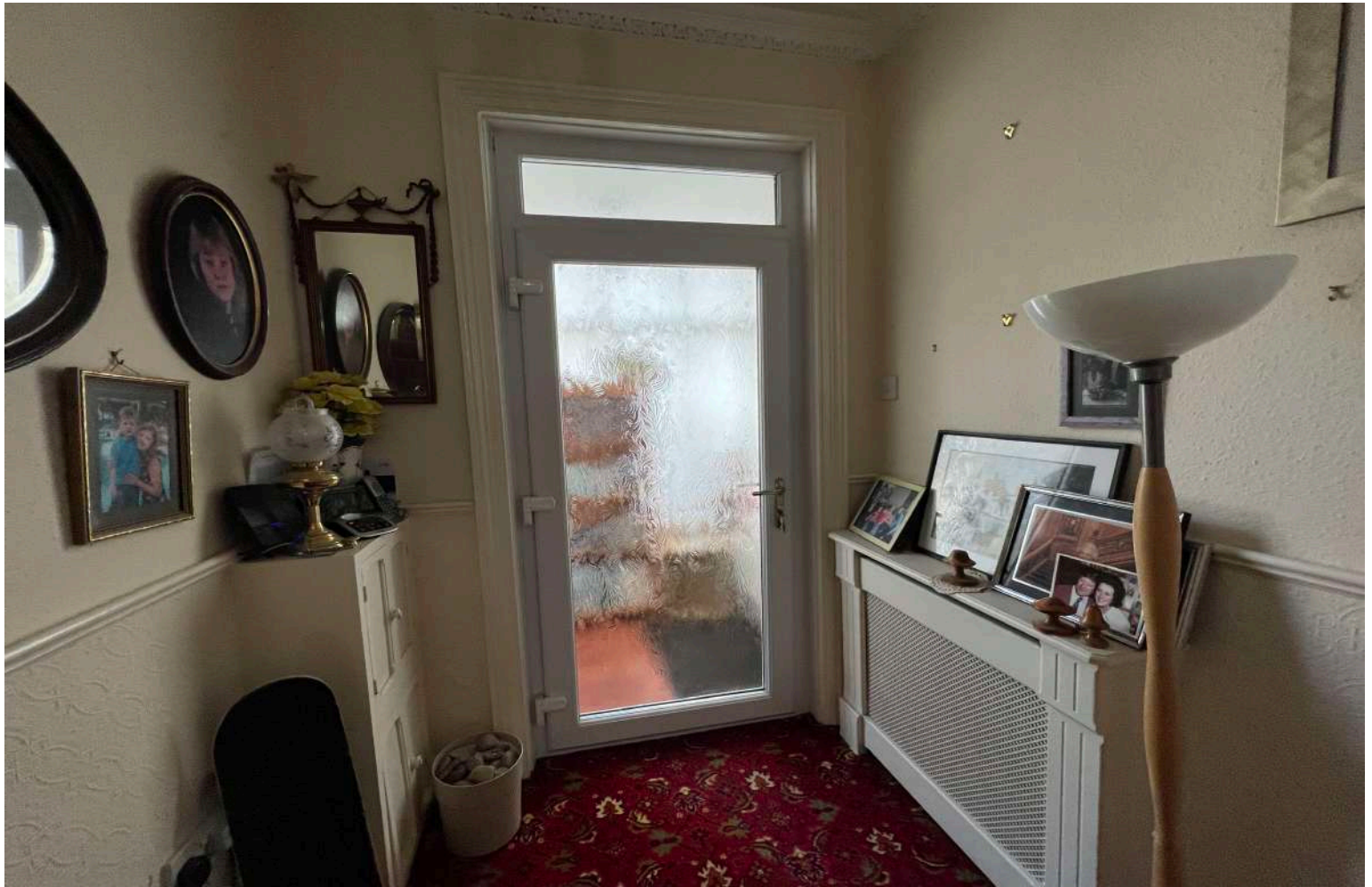
Approx. 40.2 sq. metres (432.6 sq. feet)

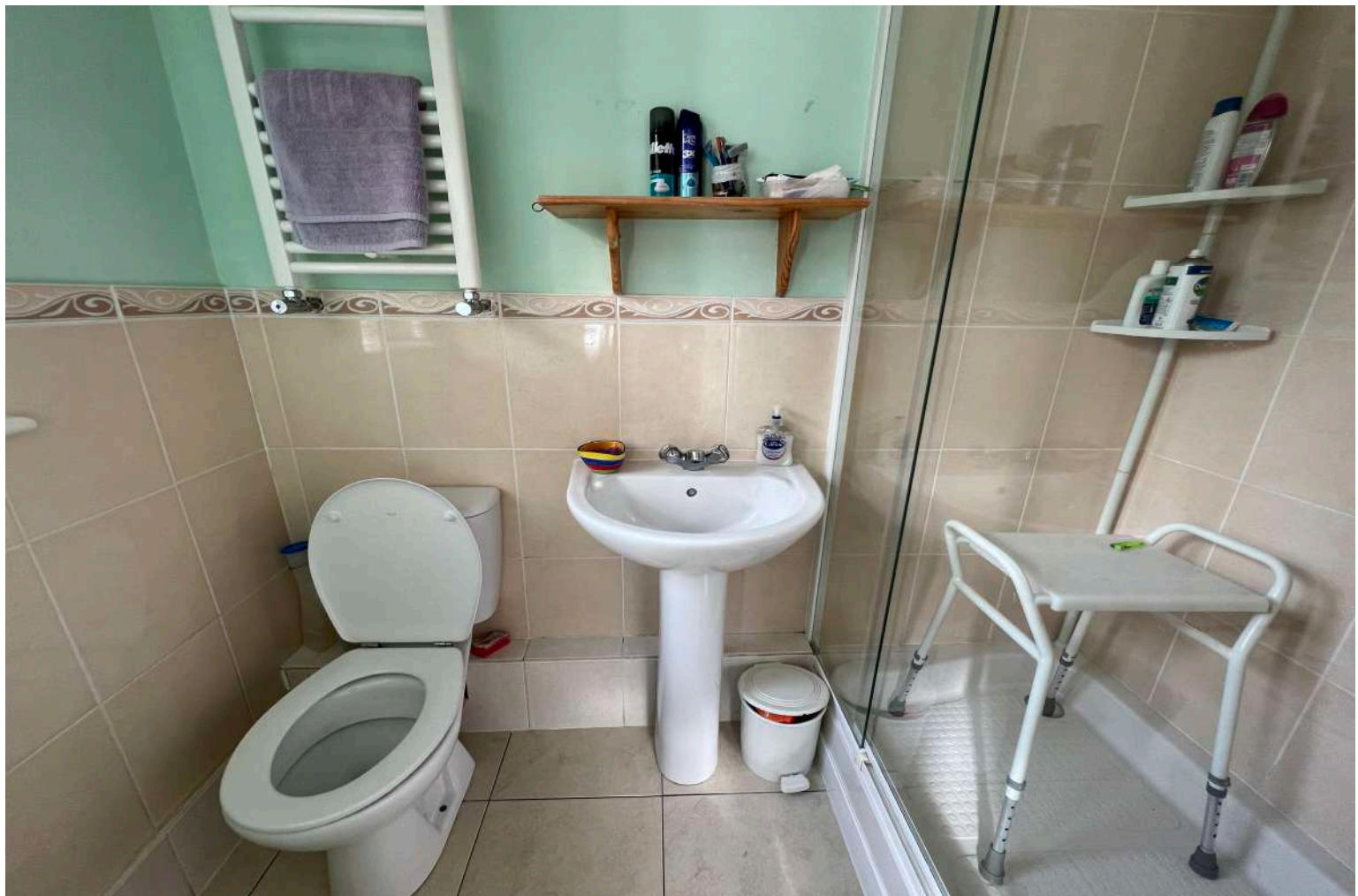


Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

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

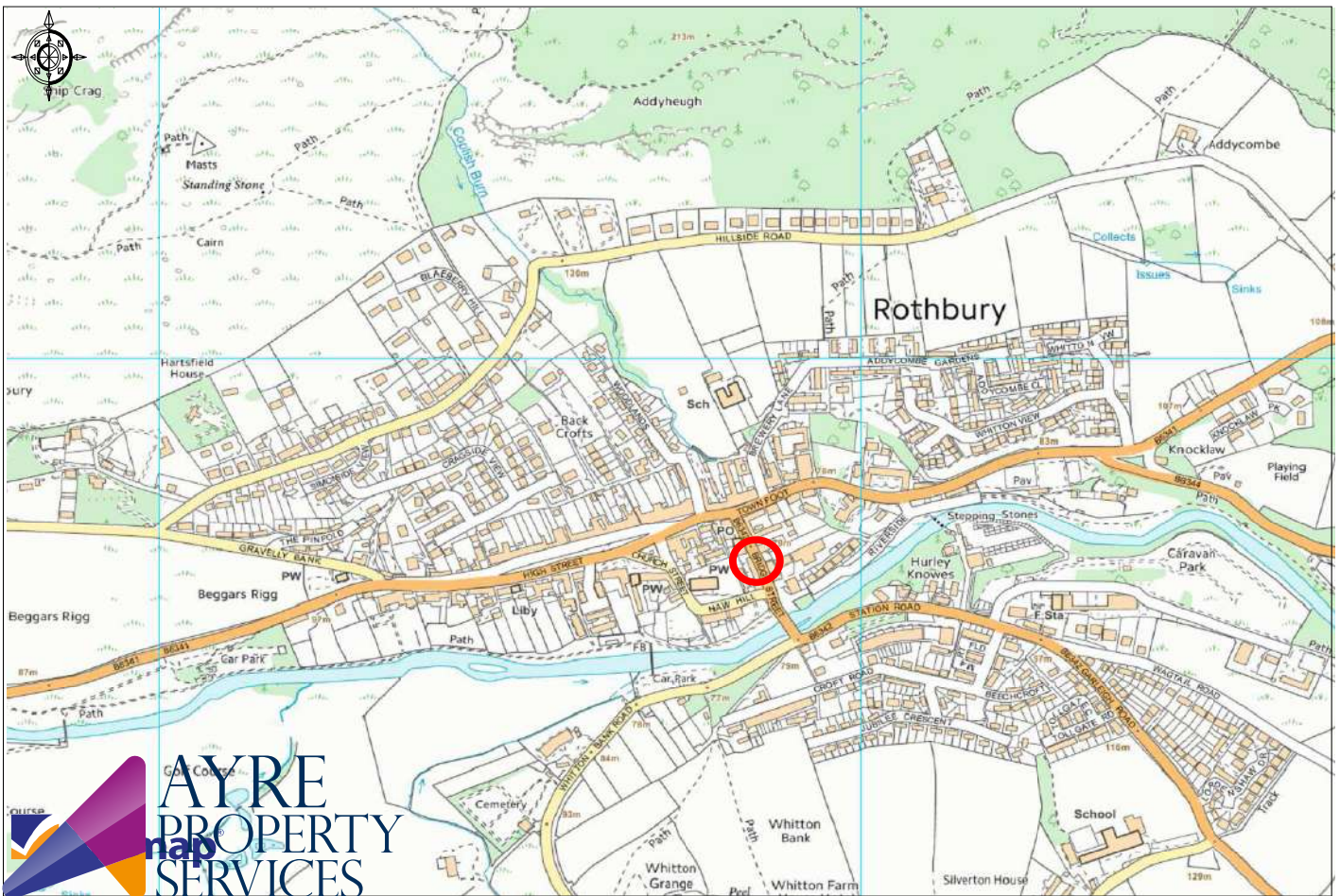
Ashleigh, Bridge Street











Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:10000

Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

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.