



11 LACEY STREET LONGHOUGHTON

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertyservices.co.uk

£180,000

GUIDE
PRICE

A very comfortable three bedroomed semi-detached property located on the popular Village of Longhoughton, properties on Lacey Street do not come to the market too often. The property would benefit from some updating and modernisation but has the potential to become an extremely cosy family home. The accommodation comprises; On the Ground Floor; Entrance Hall, Living Room, Kitchen/Dining Room. On the First Floor; Three Bedrooms and Family Bathroom. The Attic space has been well insulated and reinforced and is ideal weight bearing storage. There is a Garden to the front and the rear of the property with large detached garage. There is ample parking to the side of the property.

Longhoughton

Longhoughton is located approximately 4 miles north-east of the old Market Town of Alnwick, close to the coast and the mainline railway station at Alnmouth, the Village is on the Northumberland Coastal Route. Local amenities include a village shop, Running Fox Cafe, First school and modern sport/community facility. The popular beach of Sugar Sands is a mile from the property.

Services

Mains electricity, gas and water. Gas fired central heating. Fully double-glazed.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property in in Band A (£1,461.46 2023/24)

Postcode

NE66 3AH

Title Number

ND100912

Tenure

Freehold

EPC Rating

Current Rating D (64)

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared August 2023
Property Reference APS 98361844

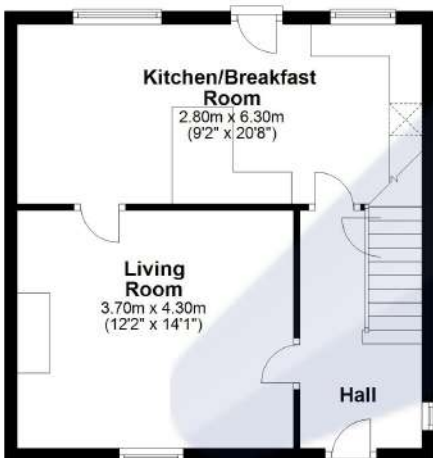


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



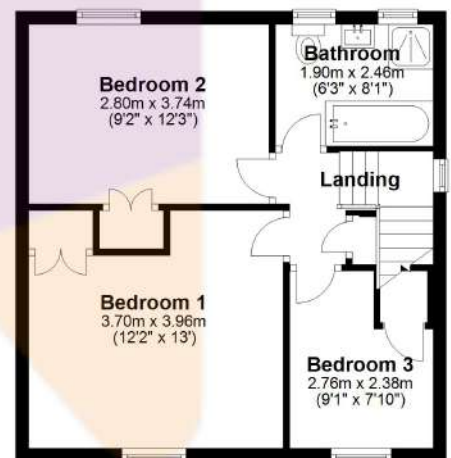
Ground Floor

Main area: approx. 41.6 sq. metres (447.6 sq. feet)
 Plus garages, approx. 26.2 sq. metres (282.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Main area: Approx. 83.3 sq. metres (896.9 sq. feet)
 Plus garages, approx. 26.2 sq. metres (282.4 sq. feet)

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







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.