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TOLLGATE CRESCENT  
ROTHBURY

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertyservices.co.uk](http://ayrepropertyservices.co.uk)

£275,000

GUIDE  
PRICE

An extremely comfortable semi-detached dormer bungalow located on the southern edge of Rothbury within walking distance of the village centre. Accommodation comprises, On the Ground Floor; Hall, Sitting Room Kitchen/Dining Room, 2 double Bedrooms and Bathroom. On the First Floor; 2 smaller Bedrooms. The property enjoys an elevated position and some fine views to Rothbury and the Carriagedrive. The property occupies a corner plot and has manageable gardens and terraces to 3 sides. A stone veranda overlooks the pretty front garden.



## 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 Cragside. 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, drainage and water.  
Fully double-glazed.

## Postcode

NE65 7RE

## Local Authority

Northumberland County Council  
Tel: 0345 600 6400

## Council Tax

Council Tax Band C - £2,013.71 - 2023/24

## Tenure

Freehold

## EPC Rating

Current Rating - E

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents

## Location

For detailed directions please contact the selling agents.

Details Prepared September 2023

Property Reference 8394470

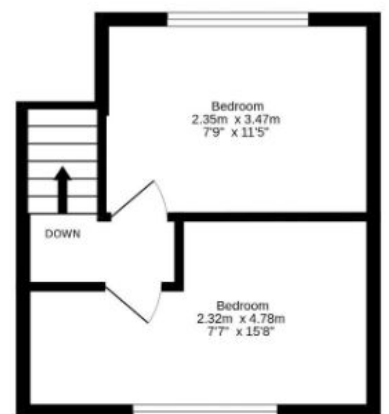
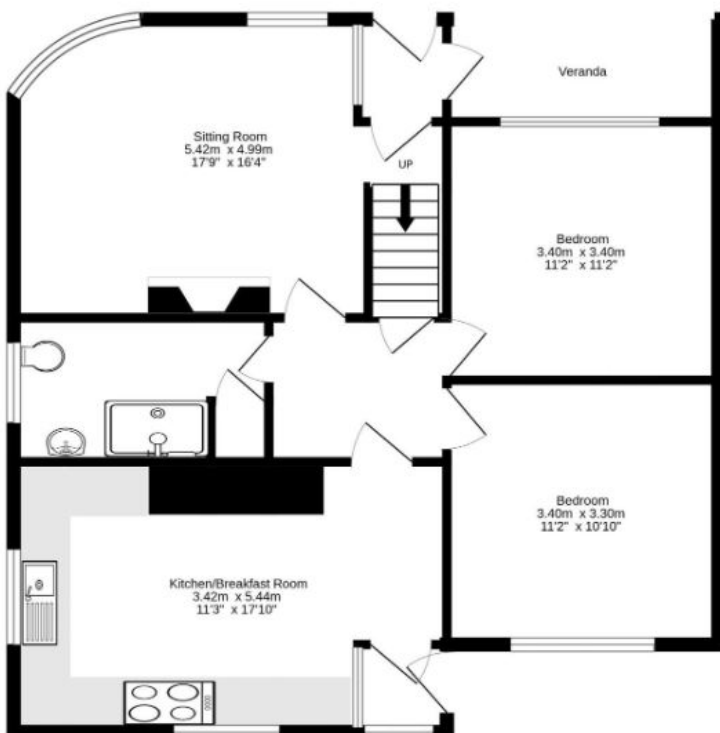


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor  
72.3 sq.m. (779 sq.ft.) approx.

1st Floor  
20.4 sq.m. (219 sq.ft.) approx.











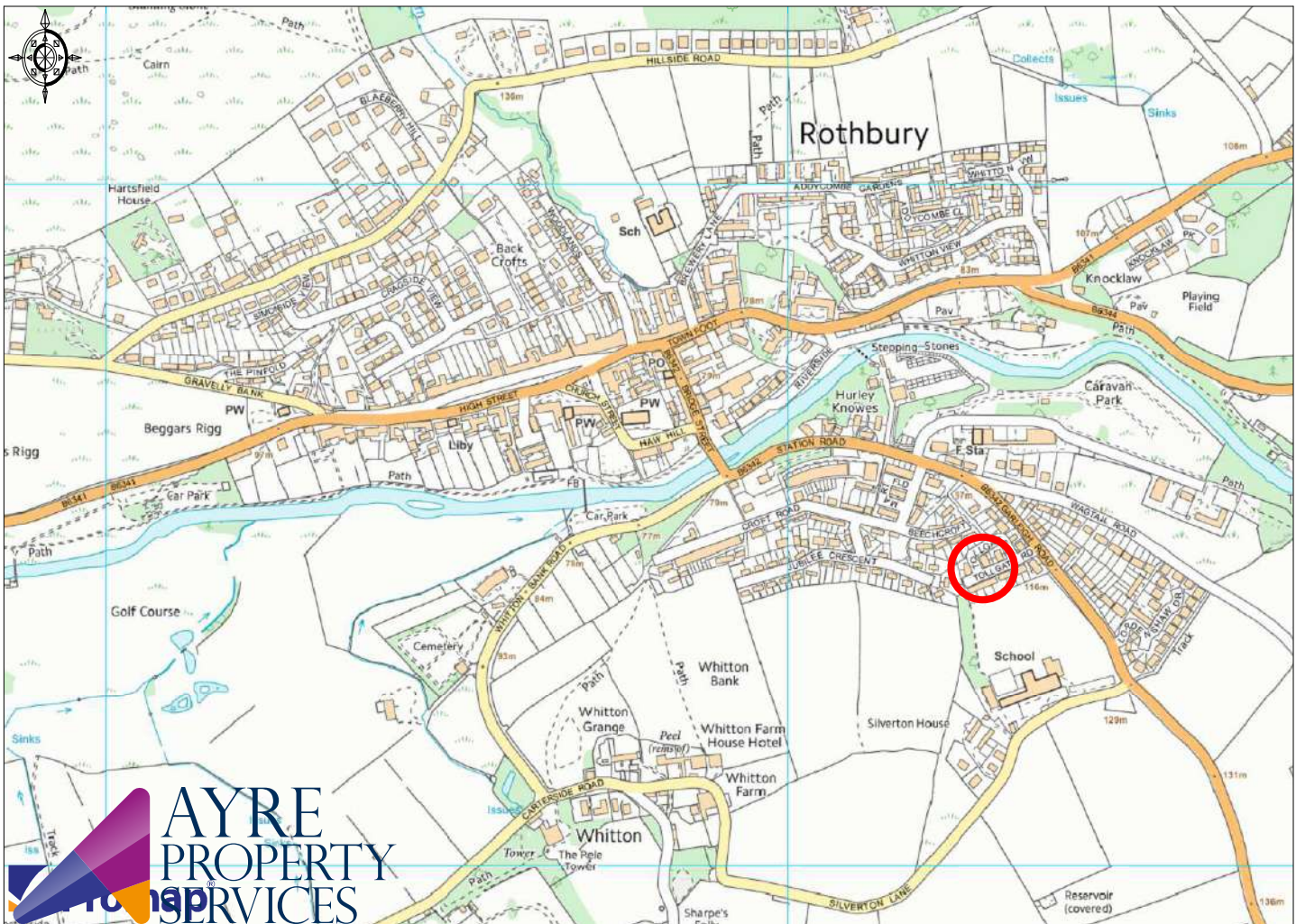












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