

# Farriers Rise

## Shilbottle

- Mid terraced house
- 2 bedrooms
- Gas central heating
- Double glazing
- Garage





## Guide Price: £ 145,000

Energy Performance Certificate: C


ROOK MATTHEWS SAYER

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

# 59 Farriers Rise

## Shilbottle, Alnwick, Northumberland NE66 2EN

Situated in the popular residential village of Shilbottle which lies within easy reach of the historic town of Alnwick and convenient for the A1 road links throughout the county. An immaculately presented and good size two bedroom mid-terraced property which benefits from double glazing, gas fired central heating and a garage, with garden to the rear and parking space. The accommodation briefly comprises to the ground floor: entrance hall, lounge/dining room, downstairs WC and fitted kitchen. To the first floor from the landing there are two bedrooms and family bathroom. Externally, there is an enclosed garden with patio area which provides a great place to sit and enjoy the warmer months of the year. To the rear there is a parking space which accesses the separate single garage.

This delightful property would be an excellent choice for the first time buyer or young family as the property lies close to a primary school or anyone moving into area who would like a village location and within easy access to the glorious coastline.

**ENTRANCE HALL**
Stairs to first floor.

**LIVING/DINING ROOM - 19'04" (5.89m) MAX x 12'00" (3.66m) MAX**
Window to front, French doors to rear, under stairs cupboard and radiator.

**KITCHEN – 11'03" (3.34m) MAX x 7'02" (2.18m) MAX**
Window and door to rear, range of base and wall units, sink with drainer, integrated hob, oven and extractor over and radiator.

**DOWNSTAIRS WC**
WC and sink.

**FIRST FLOOR LANDING**
Loft access.

**BEDROOM ONE - 13'05" (4.09m) MAX x 10'01" (3.07m) MAX**
Window to front, built-in wardrobe, airing cupboard and radiator.

**BEDROOM TWO – 9'00" (2.74m) MAX x 8'09" (2.67m) MAX**
Window to side and radiator.

**BATHROOM**
Window to rear, bath with shower over, wash hand basin, radiator and WC.

**EXTERNALLY**
To the front of the property there is a small sandstone paved yard looking out onto the green. There is an enclosed rear garden with patio area and lawned garden.

**SINGLE GARAGE**
To the rear and separate to the property there is a single garage with up and over door and parking space to the front of the garage door.

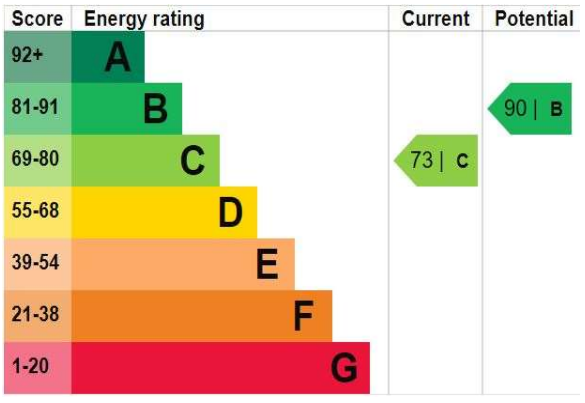
**TENURE**
Freehold. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL007407/JG/RJ/12/01/2021/V1










**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.

**16 Branches across the North-East**

The Property Ombudsman