



North End Longhoughton

Situated within the village of Longhoughton on the Northumberland coast, this superb three-bedroom semi-detached cottage occupies a generous sized plot that includes a gravelled and block paved hardstanding for multi vehicle parking, a double garage, summer house and large shed. Internally, there is a large living room extension as well as a rustic kitchen which features exposed beams, a bathroom and a large dining room/4th bedroom. Upstairs are three good sized bedrooms and a family shower room.

Longhoughton itself has a first school, church, the well-known 'Running Fox' artisan bakery and coffee shop, nursery, creche, Co-op, Airforce Education centre, Longhoughton Community Centre and sports field, children's play parks and a bus service to Alnwick. The village is located within walking distance to the beautiful 'Sugar Sands' beach and coastal walk. The nearby villages of Craster, Alnmouth and Embleton also offer a wide range of restaurants, bars and pubs, as well as the historic town of Alnwick offering a larger range of retail and leisure facilities.

Longhoughton is a fantastic location for proximity to good transport links whilst being able to experience rural living in a Northumberland coastal village.

Auction Guide Price: £325,000

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SAYER

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23 North End

Longhoughton NE66 3JG

ENTRANCE HALL

Radiator | Wood effect vinyl flooring | Doors to bathroom, kitchen, and lounge

BATHROOM

Wood beams to ceiling | Pedestal wash-hand basin | Free standing roll top bath | Part tiled walls | Close-coupled W.C | Cupboard | Frosted double-glazed window

KITCHEN 14'10" x 12'3" (4.52m x 3.73m)

Matching wall and base units incorporating stainless steel sink | Tiled splashbacks | Gas aga | Stone hearth | Slate coloured floor | Pantry | Wood beams to ceiling | Double-glazed window | Doors to lounge and dining room

DINING ROOM 15'0" x 11'4" (4.57m x 3.45m)

Two radiators | Double-glazed window | Double-glazed French door | Fireplace | Staircase to first floor

LOUNGE 19'2" x 18'6" (5.84m x 5.63m)

Dual Aspect | Four double-glazed windows | Double-glazed patio doors | Three double-glazed Velux windows | Wood effect laminated floor | Electric under floor heating | Brick hearth and decorative fireplace



BEDROOM ONE 16' 1" x 12' 9" Max (4.90m x 3.88m) Max

Two radiators | Double-glazed window | Loft hatch | Wood beams to ceiling

BEDROOM THREE 11'1" x 6'7" (3.38m x 2.01m)

Double glazed window | Radiator | Large cupboard

LANDING

Double-glazed window | Radiator | Doors to bedrooms and shower room

SHOWER ROOM 11'0" x 5'7" (3.35m x 1.70m)

Chrome ladder style radiator | Pedestal wash-hand basin | Step in single shower cubicle | Concealed close-coupled W.C



BEDROOM TWO 17'0" x 8'2" (5.18m x 2.49m)

Dual aspect double glazed windows | Two radiators | Loft hatch | Feature wood ceiling beams

EXTERNALLY

Double garage | Shed | Summerhouse | Gravel and block paved parking area | Three separate gardens to the rear and two to the front



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas and electric underfloor in lounge
Broadband: Copper cable
Mobile Signal / Coverage Blackspot: No known issues
Parking: Double garage and driveway via a dropped kerb

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

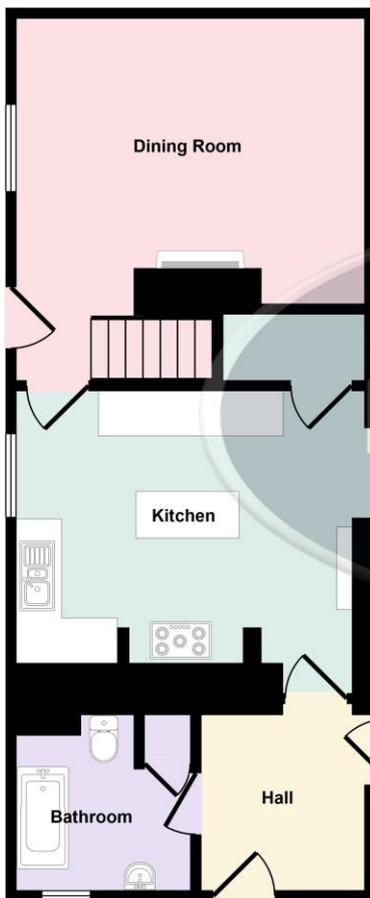
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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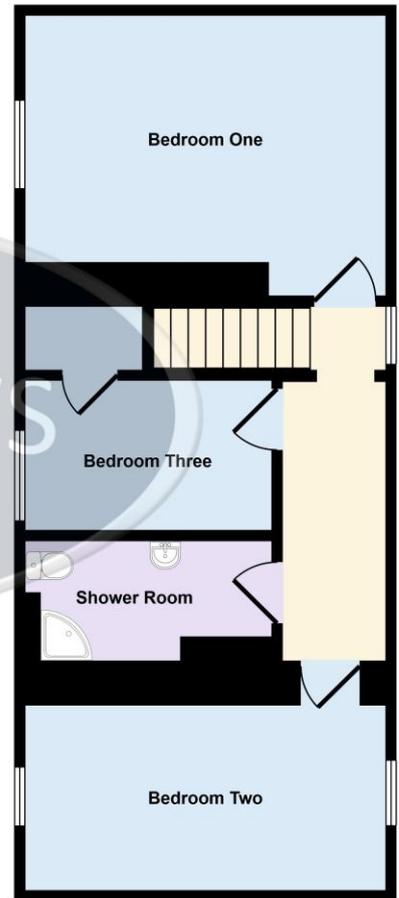




Approx Gross Internal Area
145 sq m / 1563 sq ft



Ground Floor



First Floor

ROOK
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16 Branches across the North-East

