



10 WRIGHT'S SQUARE ROTHBURY

£300,000

GUIDE
PRICE

An immaculately presented 3-storey mid-terrace townhouse situated close to the centre of Rothbury within easy walking distance of all services and amenities. Built by County Life Homes approximately 20 years ago Wright's Square enjoys a quiet location set back from the village street and incorporates paved courtyards and parking areas, sculpture, mature trees and planting. The property has undergone recent improvements including high specification Kitchen and quality En-Suite Bathroom. Accommodation comprises Entrance Hall, Utility, Kitchen/Dining Room, Sitting Room, 2 Bedrooms and 2 Bathrooms (1 en-suite). The house has an integral Garage/Workshop and an attractive rear terrace/garden accessed directly from the Sun Room.

AYRE
PROPERTY
SERVICES

01669 621312

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Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then 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/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Services

Mains electricity, drainage & water. Mains Gas
Central Heating

Postcode

NE65 7BF

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property in in Band D - (£ 2,369.03 - 2024/25)

EPC Rating

Current Rating - C
Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Tenure

Leasehold

Lease Term Remaining

978 Years

Connectivity

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

Basic	18 Mbps
Superfast	80 Mbps
Ultrafast	980 Mbps

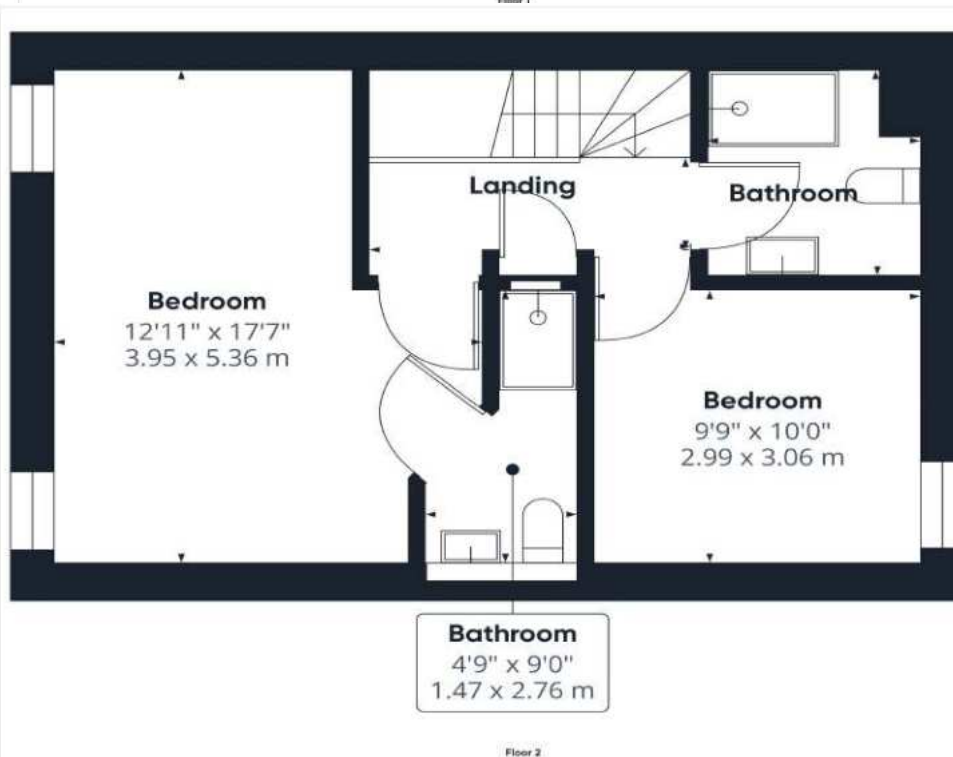
Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗

Details Prepared November 2024
Property Reference APS 30049479



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



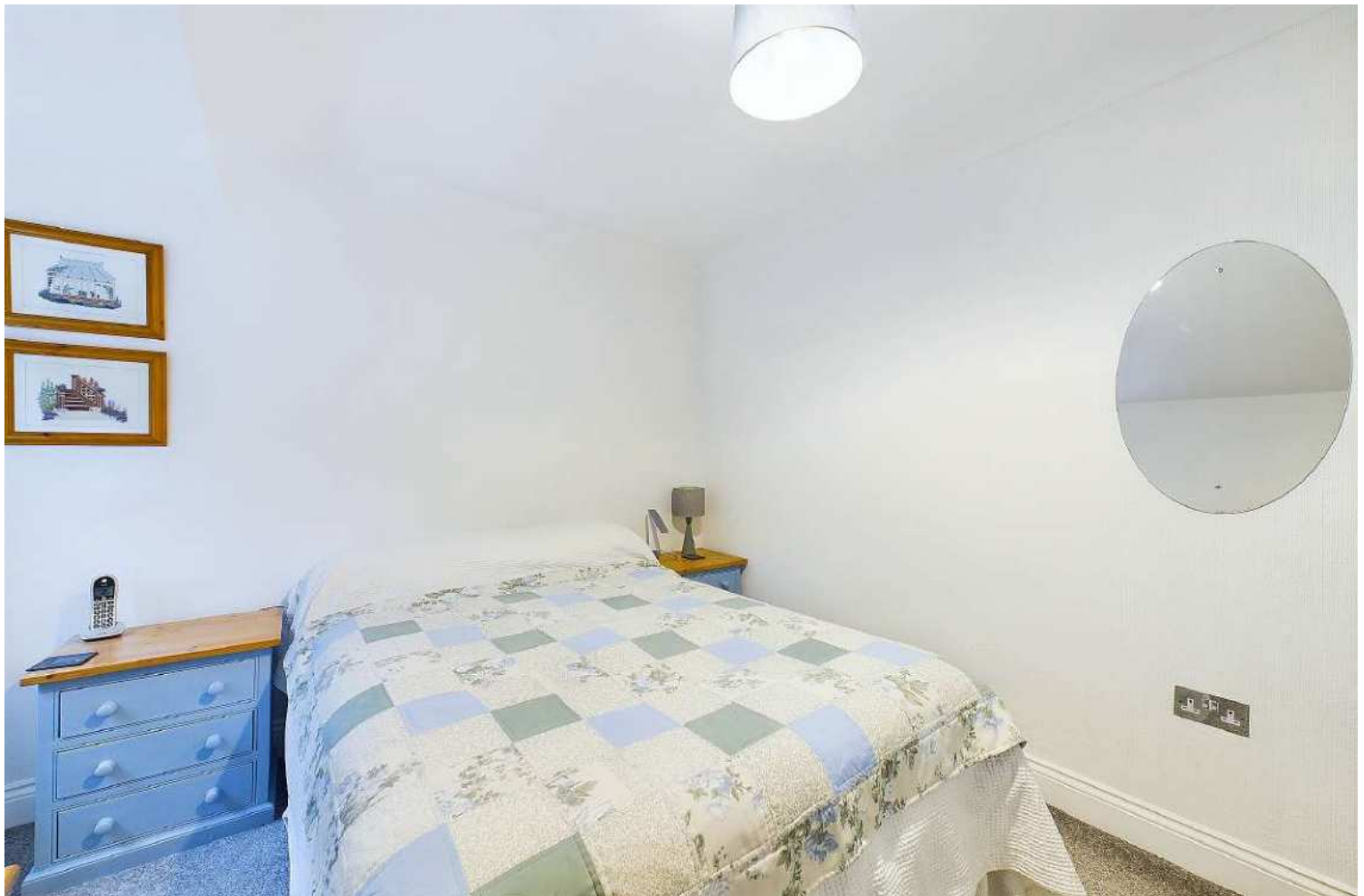




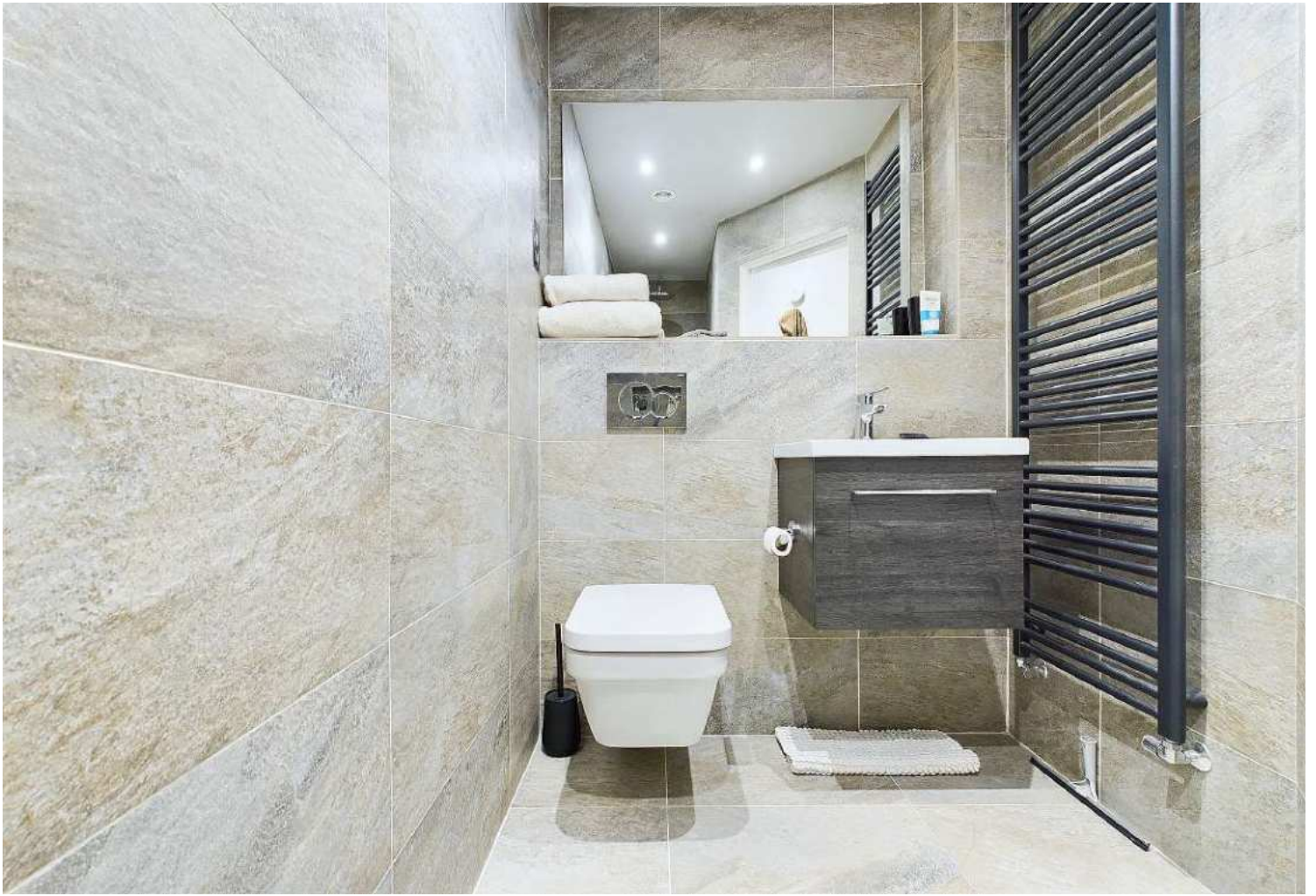


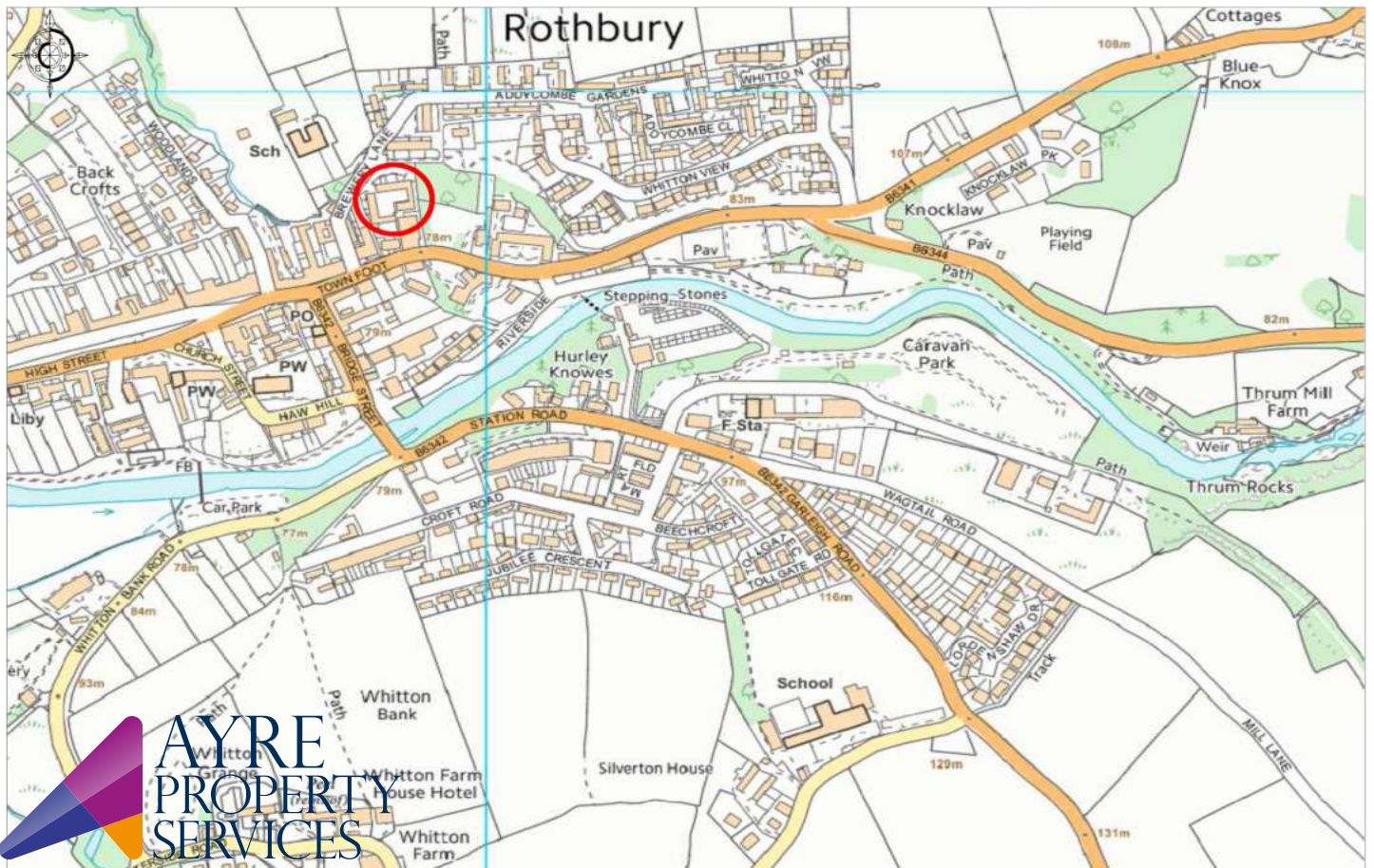












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Important Notice

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.