



Grosvenor Terrace

Alnwick

- Grade 2 Listed Mid Terrace
- Gardens and garage
- Four double bedrooms
- Detached stone garden studio
- Characterful period property
- Close to town centre

Offers Over : £425,000

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3 Grosvenor Terrace Alnwick Northumberland NE66 1LG

A charming, early 19th Century double-fronted Grade 2 listed property located within walking distance to the shops and amenities within the historic town of Alnwick in Northumberland. With gardens and a garage, this beautiful home is a rare find that combines characterful period features with all the elements for modern living.

The increasingly popular trend for contemporary open plan living is more than satisfied by a long room at one side of the property that offers space for dining, a kitchen, and a cosy seating area with an inglenook fireplace as a stunning focal point. However, a second reception room off the hall provides a separate lounge for relaxing and entertaining. All four bedrooms are sizeable double rooms and the attic bedroom with its own ensuite bathroom is an ideal addition for accommodating guests.

Within the grounds of the rear garden, the stone detached 'studio' may particularly appeal as a useful space to a musician, artist, or buyer in search of a home office without compromising a bedroom as a work from home space. The spacious split landing also offers a quiet reading corner or study area. At the bottom of the mature garden, a path leads down to the detached garage which has vehicle access from a lane behind the property. Parking is also available on-street in front of the house.



HALL

Entrance door | Tiled floor | Radiator | Turned staircase to first floor | Understairs cupboard | Doors to living room, open plan lounge/dining/kitchen, and W.C.

LIVING ROOM 15' 2" x 8' 9" (4.62m x 2.66m)

Double glazed sash window with Plantation Shutters | Cast iron fireplace with tiled inset and surround | Shelves | Cornice to ceiling | Dado rail | Wall lights | Radiator

OPEN PLAN LOUNGE/DINING/KITCHEN

30' 1" x 12' 3" (9.16m x 3.73m)

Lounge area 15' 3" x 12' 1" (4.64m x 3.68m)

Double glazed sash window with Plantation Shutters | Inglenook style fireplace with brick and stone chimney breast | Laminate flooring | Radiator

Kitchen area 15' 1" x 11' 10" (4.59m x 3.60m)

Double glazed window | Fitted wall and base units | 1.5 stainless steel sink | Space for electric range cooker | Integrated dishwasher | Integrated washing machine | Space for American style fridge/freezer | Downlights | Worcester Bosch central heating combi boiler | Door to hall (concealed) | Radiator

W.C.

Double glazed frosted window | Close coupled W.C. | Wash hand basin with vanity unit | Part tiled walls | Tiled floor | Downlights | Vanity mirror with lighting

SPLIT LANDING - STUDY AREA

Double glazed windows | Overhead storage cupboard | Radiator

BEDROOM ONE 15' 7" x 10' 7" (4.75m x 3.22m)

Double glazed sash window to front | Fireplace | Two deep, shelved storage cupboards in alcoves | Radiator



BEDROOM TWO 12' 6" max x 11' 10" max (3.81m max x 3.60m max)

Double glazed window to rear | Radiator | Coving to ceiling

BEDROOM THREE 12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed sash window to front | Fireplace | Deep, shelved storage cupboard in alcove | Radiator | Large downstairs cupboard

BATHROOM

Double glazed frosted window | Bath with mains shower over with rain-head and hand-held attachment, and glass screen | Close coupled W.C. | Wash hand basin with drawer cabinet | Vanity cabinet with mirror and light | Part tiled walls | Chrome ladder heated towel rail | Extractor fan | Downlights

ATTIC BEDROOM 19' 2" including staircase x 10' 6" (5.84m including staircase x 3.20m)

Restricted head height

Three double glazed conservation windows | Stripped wood floor | Eaves storage cupboards | Shelves | Exposed brick wall/chimney breast | Radiator | Door to ensuite

ENSUITE

Double ended bath with hand-held shower attachment | Close coupled W.C. | Pedestal wash hand basin with large mirror | Storage | Extractor fan | Radiator

GARDEN STUDIO 15' 4" x 9' 7" (4.67m x 2.92m)

Double glazed window | Double glazed French doors | Electric radiator | Laminate flooring | Downlights | Fan light double glazed window | Well insulated loft and walls | Large storage in roof space with loft ladder access

GARAGE 15' 2" x 11' 1" (4.62m x 3.38m)

Roller garage door | Overhead storage | Power and lighting | Door at rear | Window to rear

EXTERNALLY

Beautiful walled rear garden with lawn, raised bed and mature feature planting | Patio area | Good lighting along garden paths to the garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

This property is not in a mobile signal coverage blackspot

Parking: Garage and on street parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Grade II Listed

In a Conservation Area

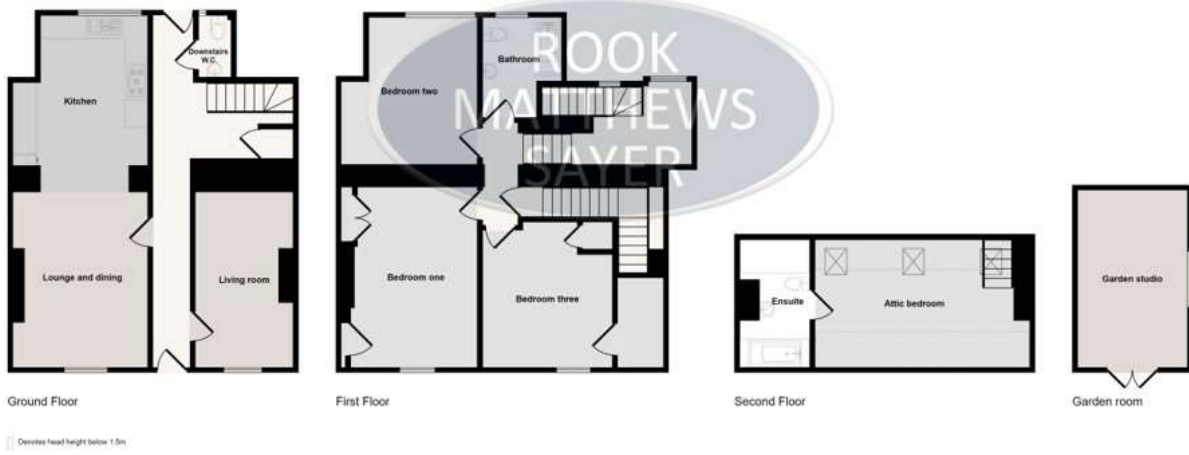
TENURE

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: Exempt as Grade II Listed

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Grosvenor Terrace, Alnwick

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Version 1

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