



## Willoughby Park

Alnwick

- **Mid-terrace** (with side access to rear garden)
- **Integral garage**
- **Three storey**
- **Well-presented**
- **Four bedrooms**
- **Bedroom with ensuite**

**Guide Price: £295,000**

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# 50 Willoughby Park Alnwick Northumberland NE66 1ET

A beautifully presented four-bedroom house with superb views over the historic town of Alnwick in Northumberland. With accommodation arranged over three floors, the property offers fantastic space for a growing family and is situated on a modern development within walking distance of the shops and amenities in the town.



The layout has been thoughtfully designed to include a W.C. on each floor. A lounge and the dining kitchen are situated on the lower floor and doors from the dining end of the kitchen lead out to the landscaped rear garden which is split level and low maintenance. A double room with ensuite is positioned on the middle floor at street level, whilst a further three bedrooms are upstairs. Three of the bedrooms are double rooms, whilst the fourth bedroom is a single room but would also be ideal as a home office for those that work from home. There is access from the front to the rear garden via a shared covered path in-between the house and neighbouring property to the left. Although the property is listed as mid-terraced, there is access from front to rear through a passage to the side of the house with shared access with the neighbouring property (no rooms adjoin the neighbouring property on that side of the house). Ample parking is provided off-street on the double drive and integral garage.



## HALL

Double glazed composite door | Double cupboard housing boiler and cloaks | Staircase to First floor and lower ground floor | Feature lighting

## BEDROOM TWO

8' 2" plus bay x 11' 11" (2.49m plus bay x 3.63m)  
Double glazed bay window | Radiator | Door to ensuite

## ENSUITE

Fully tiled shower room | Double shower cubicle with mains rain-head shower and hand-held attachment | Wash hand basin | W.C. with concealed cistern | Chrome ladder heated towel rail | Downlights

## FIRST FLOOR LANDING

Double glazed window | Radiator | Cupboard housing the hot water tank | Loft access hatch with pull down ladder

## MASTER BEDROOM

11' 1" x 10' 3" (3.38m x 3.12m)  
Double glazed window | Fitted wardrobes | Radiator

## BEDROOM THREE

10' 11" x 8' 7" (3.32m x 2.61m)  
Double glazed window | Radiator

## BEDROOM FOUR/STUDY

10' 8" x 6' 3" (3.25m x 1.90m)  
Double glazed window | Radiator



**BATHROOM**

Fully tiled | Wash hand basin | W.C. with concealed cistern | Bath with shower over and bi-fold shower screen | Downlights | Chrome ladder heated towel rail | Extractor fan

**LOWER GROUND FLOOR HALL**

Radiator | Storage cupboard | Doors to W.C., kitchen and lounge

**LOUNGE**

13' 2" into bay x 11' 11" (4.01m into bay x 3.63m)  
Double glazed bay window | Radiator

**KITCHEN/DINING ROOM**

Fitted wall and base units | Marble work surfaces | Undercounter 1.5 sink and drainer | Mirror splashbacks | Zanussi gas 5 ring hob | Extractor hood | NEFF electric oven | Integrated microwave | Integrated fridge/freezer | Integrated wine fridge | Integrated dishwasher | Integrated washing machine | Double glazed French doors to garden | Radiator | Moduleo flooring

**W.C.**

Pedestal wash hand basin with tiled splashback | W.C. with concealed cistern | Moduleo flooring | Radiator | Extractor fan

**INTEGRAL GARAGE**

Up and over door | Power and lighting

**EXTERNALLY**

Double block paved driveway to front | Bin store | Rear landscaped garden | Patio areas | Artificial grass

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway

**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.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

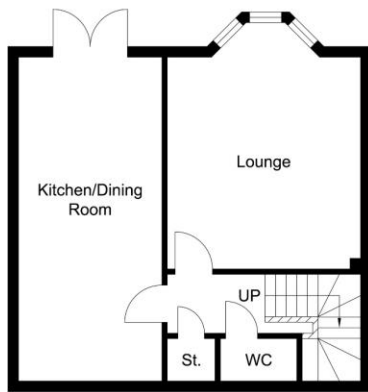
Length of Lease: 999 years from 8 July 2015  
Ground Rent: £369 per annum.

**COUNCIL TAX BAND: D | EPC RATING C**

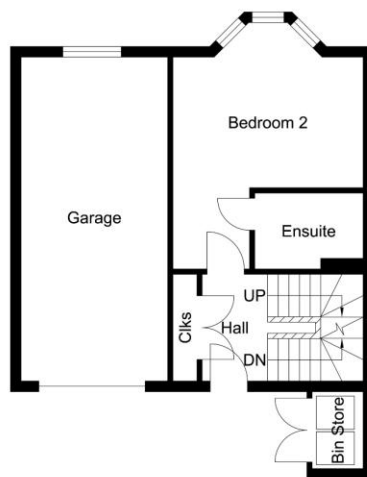
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

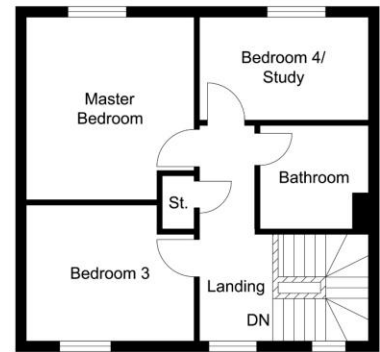




Lower Ground Floor



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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**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.

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