



Clifton Terrace

Alnwick

- Period stone property
- Fully renovated
- Six bedrooms
- Spacious accommodation
- Three reception rooms
- Stunning period features

Guide Price: £575,000

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2 Clifton Terrace

Alnwick, Northumberland NE66 1XF

Whilst occupying a central location within the historic town of Alnwick, this impressive and substantial period property is tucked away off a quiet street and enjoys a wonderful open aspect over allotments and greenery. The accommodation is arranged around a stunning central hall with a turned staircase leading to the first and second floor. Sophisticated and elegant décor choices enhance the period and original features which are in abundance throughout the home and include original fireplaces, decorative corning, ceiling roses, picture rails and panelled doors. Sympathetic to the age and style of the property, the refurbished kitchen and bathroom fittings blend effortlessly with the original features and feel of the property. A large utility, pantry, and downstairs W.C. offer convenience for modern living.



Each bedroom floor has a bathroom or shower room facility, and the rather grand and spacious master bedroom enjoys a beautiful open aspect from the wide bay window. For buyers with a growing family or adult children, the second floor may particularly appeal as a separate 'Annex' space as there are two double bedrooms and a large 'L' shape room with a dormer window that is currently used as a TV and living space with views out to the front.

In addition to the well-stocked town garden at the front, the private stone walled courtyard at the rear provides excellent space for outside entertaining.

ENTRANCE VESTIBULE

Original tiled floor | Fan light | Corning to ceiling

HALL

Wood flooring | Original corning | Built-in fire alarm | Radiator | Balustrade staircase to first floor | Understairs cupboards | Feature arch



DRAWING ROOM 13'10 plus bay x 15'0 (4.22m plus bay x 4.57m)

Double glazed sash windows | Original marble fire surround with cast iron fireplace and tiled inset | Original corning | Picture rail | Ceiling rose | Radiators

LOUNGE 14'10 x 11'3 (4.52m x 3.43m)

Double glazed sash window | Fire place with multi-fuel stove on slate hearth | Picture rail | Corning | Ceiling rose | Radiator

DINING ROOM 13'0 x 10'4 to front of chimney breast (3.96m x 3.15m to front of chimney breast)

Double glazed sash window | Original wood floor | Cupboards and shelves in alcoves | Inglenook style fireplace with multi-fuel burner and tiled hearth | Corning | Picture rail | Radiator



KITCHEN 12'1 x 9'11 max (3.68m x 3.02m max)

Double glazed window to rear | Double glazed Velux windows | Wall and base units | 1½ stainless steel sink | Space for dual fuel Range Cooker | Extractor hood | Integrated dishwasher | Inglenook with fitted cupboards | Reclaimed solid wood flooring | Part tiled walls | Radiator | Door to hall, external door and pantry

PANTRY 8'3 x 4'0 (2.52m x 1.21m)

Double glazed frosted window | Tiled floor | Combi-boiler

UTILITY 10'6 x 7'3 (3.20m x 2.21m)

Double glazed window to rear | Sink unit | Space for washing machine | Space for fridge/freezer | Tiled floor | Radiator

W.C.

Window to rear | W.C. | Wash hand basin with tiled splashback | Half panelled walls | Tiled floor | Radiator

FIRST FLOOR LANDING

Stained glass original sash window | Corning

BEDROOM ONE 19'2 x 13'11 (5.84m x 4.24m)

Double glazed bay with sash windows | Sash window | Cornicing | Original plaster ceiling rose | Radiator

BEDROOM TWO 14'10 x 11'4 (4.52m x 3.45m)

Double glazed sash window | Cornicing | Radiator

BEDROOM THREE 12'11 x 11'11 into alcove (3.94m x 3.63m into alcove)

Double glazed sash window | Cornicing | Radiator

BATHROOM

Double glazed sash window | Freestanding roll top bath with shower over | High level W.C. | Pedestal wash hand basin | Fully tiled walls | Extractor fan

STAIRCASE TO SECOND FLOOR

Balustrade staircase | Understairs linen cupboard | Small cupboard | Double glazed sash window overlooking the rear courtyard

SECOND FLOOR LANDING

Double glazed Velux window | Storage cupboard

ATTIC SPACE (L SHAPE) LOUNGE

8'5 x 16'5 plus 7'8 x 6'11 (2.57m x 5.00m plus 2.33m x 2.11m)
Dormer UPVC windows | Radiator | Part wood panelled walls | Loft hatch | Eaves storage cupboard

BEDROOM FOUR (REAR) 7'3 Min x 11'6 (2.21m min x 3.51m)

Double glazed window | Fire surround | Radiator

BEDROOM FIVE 10'10 x 12'7 (3.30m x 3.84m) with restricted head height

Double glazed window | Open wardrobe with hanging rail | Eaves storage | Radiator

SHOWER ROOM

Double glazed window | Tiled shower cubicle with mains shower | Pedestal wash hand basin | W.C. with concealed cistern | Heated towel rail | Extractor fan | Downlights | Storage cupboard into eaves

EXTERNALLY

The front of the property is accessed from a pedestrian street, and there is a lane that leads to the rear of the premises | Town garden to the front with planted shrubs | Private rear walled courtyard garden | Gated access to a separate storage area at the back of the house with shed and log store | Access to the rear lane

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: On street

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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

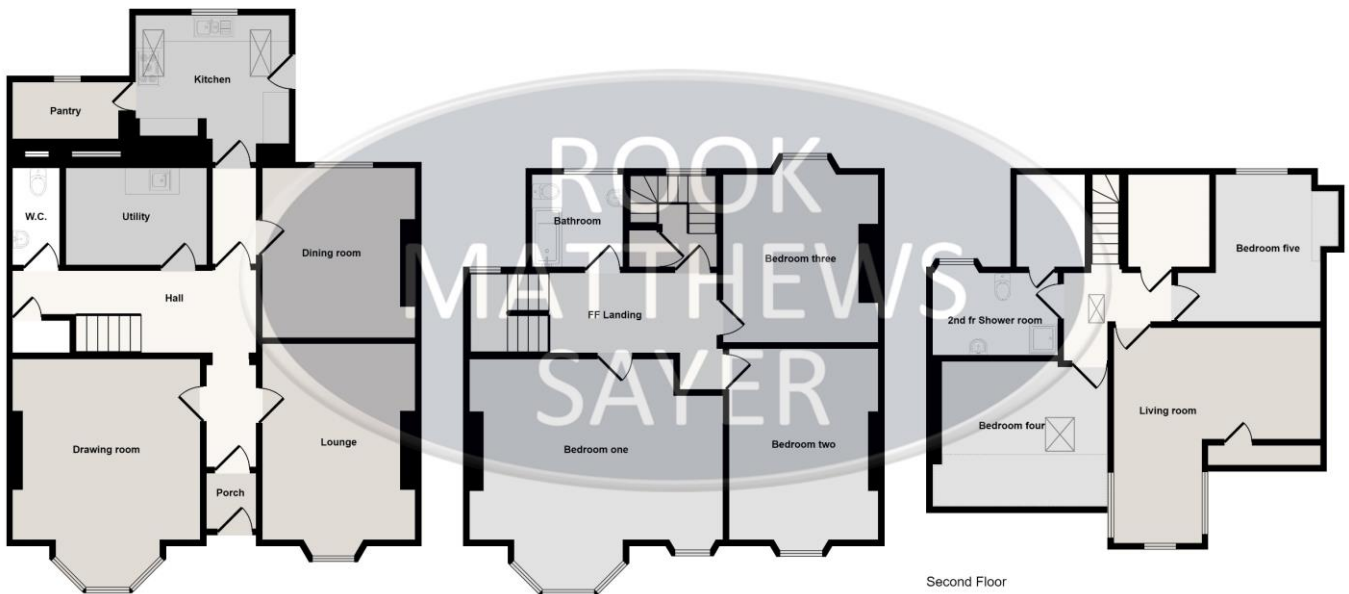
RESTRICTIONS AND RIGHTS

Conservation Area? YES

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 D | EPC RATING D



Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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