



## Lisburn Street Alnwick

- End terrace
- Three bedrooms
- Downstairs W.C.
- Extended dining kitchen
- Rear yard and parking
- Close to town centre

Guide Price: **£300,000**

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MATTHEWS  
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# 28 Lisburn Street Alnwick, Northumberland NE66 1UR

Centrally located within the historic town of Alnwick, a stylish and spacious three bedroom period stone property with off-street parking and outside space.

A major attraction is the superb dining kitchen with a glazed extension leading to outside space at the rear. This large room lends itself wonderfully to both formal dining and casual entertaining at the kitchen peninsula, and is likely to be used as the main hub of the home. Exposed stone and brickwork has created added texture and interest to some of the rooms and the wood burning stove in the lounge is perfect for those cosy evenings spent at home. The downstairs W.C. is a convenient addition to the main upstairs four piece bathroom where there is a shower cubicle as well as a bath. Storage is plentiful with a cupboard and walk-in wardrobe on the first floor landing, a cloaks cupboard adjacent to the downstairs W.C., and a workshop or store accessed separately from the rear yard. This valuable space comes complete with a sink, light and power, and is ideal as a small art studio, home office, or a crafting and hobby room. Behind double gates to the side of the house is a parking area shared with the neighbour and provides two spaces for each property. Off-street parking is a rare find when looking for town centre properties in the town.

This wonderful home is an ideal property for a buyer in search of large rooms and contemporary living space, packaged in an attractive period stone property with private parking.



## VESTIBULE

Double glazed composite entrance door | Tiled floor | Half wood panelled walls | Cornice to ceiling

## HALL

Herringbone parquet flooring | Radiator | Cornicing to ceiling | Decorative plaster work mouldings | Half panelled walls | Staircase to first floor with runner | Doors to lounge and kitchen

## LOUNGE 14' 6" x 15' 0" (4.42m x 4.57m)

Double glazed sash window | Exposed brick fireplace with woodburning stove and tiled hearth | Shelved alcoves and cupboards | Cornicing to ceiling | Radiator

## DINING KITCHEN 15' 9" x 20' 7" max (4.80m x 6.27m max)

Fitted base units | Central peninsula with breakfast bar | Undercounter sink | Electric range cooker | Integrated dishwasher | Integrated washing machine | Wine fridge | Space for American style fridge/freezer | Stripped wood flooring | Radiator | Double glazed sun porch extension



## UNDERSTAIRS CLOAKS CUPBOARD

Shelved | Coat hooks

## DOWNSTAIRS W.C.

Close coupled W.C. | Wall mounted wash hand basin | Stripped wood flooring | Vertical radiator

## FIRST FLOOR LANDING

Walk-in wardrobe | Storage cupboard

## BATHROOM

Double ended bath | Pedestal wash hand basin | Close coupled W.C. | Stripped wood flooring | Shower cubicle with rain-head and handheld



attachment | Part tiled walls | Glass block window | Radiator and towel rail | Fitted shelves | Downlights | Roof light

**BEDROOM ONE 15' 0" x 11' 11" (4.57m x 3.63m)**

Double glazed sash windows to front and side | Stripped wood flooring | Exposed stone fireplace | Tiled hearth | Radiator | Cornicing to ceiling

**BEDROOM TWO 15' 2" x 11' 11" (4.62m x 3.63m)**

Double glazed window | Radiator | Exposed stone and brick fireplace

**BEDROOM THREE 10' 3" x 6' 9" (3.12m x 2.06m)**

Double glazed sash window | Radiator

**WORKSHOP 8' 1" x 7' 1" (2.46m x 2.16m)**

Double glazed window | External door | Shelving | Belfast sink | Central heating boiler | Lighting and power

**EXTERNALLY**

Paved rear yard | Shared driveway covenant with a right of access

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Shared 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.

**RESTRICTIONS AND RIGHTS**

- Conservation Area: Yes
- Shared driveway covenant with a right of access

**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

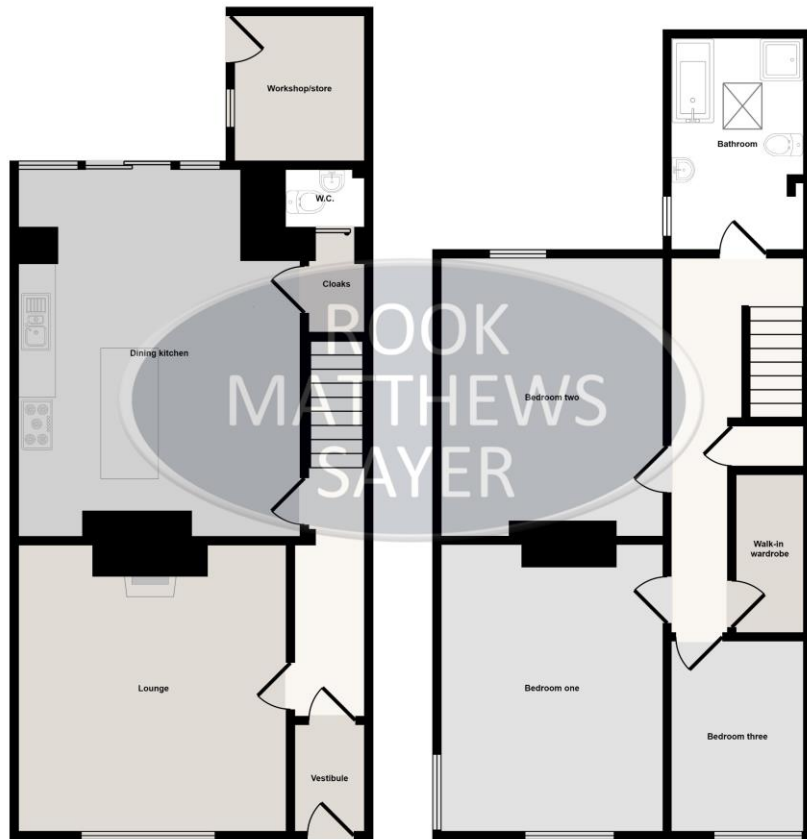
**COUNCIL TAX BAND: B**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

**28 Lisburn Street**

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.

Version 1

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