



Alwynside

Alnwick

- Semi-detached
- Two bedrooms
- Conservatory
- Front and rear gardens
- Gas central heating
- Double glazing

Guide Price: **£ 135,000**

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14 Alwynside, Alnwick, Northumberland NE66 1DL

Situated in a pleasant position overlooking a green open space in Alnwick, this fantastic two bedroom semi-detached house has the benefit of a large rear garden and beautiful lawn garden to the front. The conservatory at the rear provides an additional reception room as well as the lounge at the front of the house. The kitchen has been recently replaced and is fitted with integrated appliances. Both bedrooms are generous sized double rooms, and the bathroom is located upstairs. A useful outhouse in the rear garden provides storage valuable storage space. This Freehold property would make an ideal starter home for a first time buyer and has a safe pedestrian frontage for those that have small children.

HALL

Double glazed entrance door | Dado rail | Radiator | Delft rack

LOUNGE 11' 9" x 14' 1" (3.58m x 4.29m)

Double glazed window | Radiator | Coving | Fireplace with electric fire

KITCHEN 8' 3" max 6' 6" min x 18' 1" (2.51m max 1.98m min x 5.51m)

Double glazed window | 1.5 sink | Fitted wall and base units | Gas hob | Electric oven | Integrated fridge/freezer | Integrated slimline dishwasher | Space for washing machine | Storage cupboard

CONSERVATORY 7' 9" x 11' 10" (2.36m x 3.60m)

Double glazed windows and door | Radiator | Wall lights | Power

FIRST FLOOR LANDING

Doors to bedrooms and bathroom

BATHROOM

Double glazed frosted windows | Corner bath with electric shower over | Close coupled W.C. | Pedestal wash hand basin | Part tiled walls | Part wood panelled walls | Radiator

BEDROOM ONE 14' 6" x 9' 0" (4.42m x 2.74m)

Double glazed windows | Fitted wardrobes and cupboards | Radiator

BEDROOM TWO 8' 10" plus door recess x 9' 8" to front of wardrobe (2.69m plus door recess x 2.94m to front of wardrobe)

Double glazed window | Fitted wardrobes | Coving | Radiator

EXTERNAL

Lawned front garden, side access to the rear garden | Rear garden has lawned areas, patio, mature plants and bushes and outhouse.

OUTHOUSE 11' 0" x 6' 4" (3.35m x 1.93m)

Power and lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL

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

There is a shared path to the front

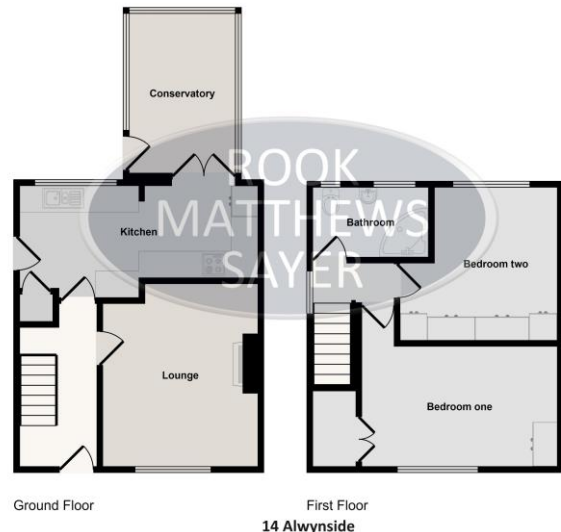
TENURE

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 A | EPC RATING: To follow

AL008774/DM/RJ/29.05.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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16 Branches across the North-East



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