



Hipsburn Crescent Lesbury

- Semi-Detached
- Gardens to front and rear
- Three bedrooms
- Dual aspect lounge
- Close to train station
- No chain

Guide Price: **£185,000**



15 Hipsburn Crescent Lesbury, Alnwick Northumberland NE66 3QD

This three bedroom semi-detached house is situated in a sought after location within walking distance to Alnmouth railway station, a popular choice for commuters using the East Coast Main Line connecting the area to London and Edinburgh. The area is also ideal for road links to Warkworth, Amble, and Alnwick, and walking distance down to Alnmouth and the beach.

The kitchen has been refitted and includes some integrated appliances, and a small extension has created space for a table and chairs, or could be used as an area to work from home. A substantial and quality made shed in the rear garden is also included in the sale. The property offers fantastic potential as a conveniently located family home on the Northumberland coast.



HALL

Double glazed entrance door | Tiled floor | Radiator | Understairs cupboard | Dado rail



KITCHEN

10' 5" x 8' 10" (3.17m x 2.69m)

Double glazed window to side | Fitted wall and base units | 1½ bowl stainless steel sink | Gas hob | Extractor hood | Double electric oven | Integrated microwave | Space for washing machine | Space for fridge/freezer | Wood flooring

DINING AREA

Double glazed window to rear | Double glazed door to rear | Wood flooring | Radiator | Arch to kitchen



LOUNGE

17' 10" x 11' 7" (5.43m x 3.53m)

Double glazed window to front and rear | Radiators | Wood fire surround with tiled inset and hearth and Gas fire (back boiler) | Dado rail | Ceiling rose

FIRST FLOOR LANDING

Double glazed window to front | Dado rail | Loft access

BEDROOM ONE

11' 6" x 10' 10" (3.50m x 3.30m)

Double glazed window to rear | Radiator | Downlights

BEDROOM TWO

9' 2" x 7' 8" (2.79m x 2.34m)

Double glazed window to rear | Radiator | Laminate flooring

BEDROOM THREE

10' 1" x 7' 11" max (3.07m x 2.41m max)

Double glazed window to front | Radiator

BATHROOM

Double glazed frosted window to side | Corner bath with jets and mains shower over, glass screen | Mono bowl sink on wood plinth | Close coupled W.C. | Chrome ladder heated towel rail | Extractor fan | Downlights | Fully tiled walls and floor

EXTERNALLY

Drive | Lawned front garden with patio and hedge boundaries | Lawned rear garden with a garden shed, patio area and fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway 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.

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

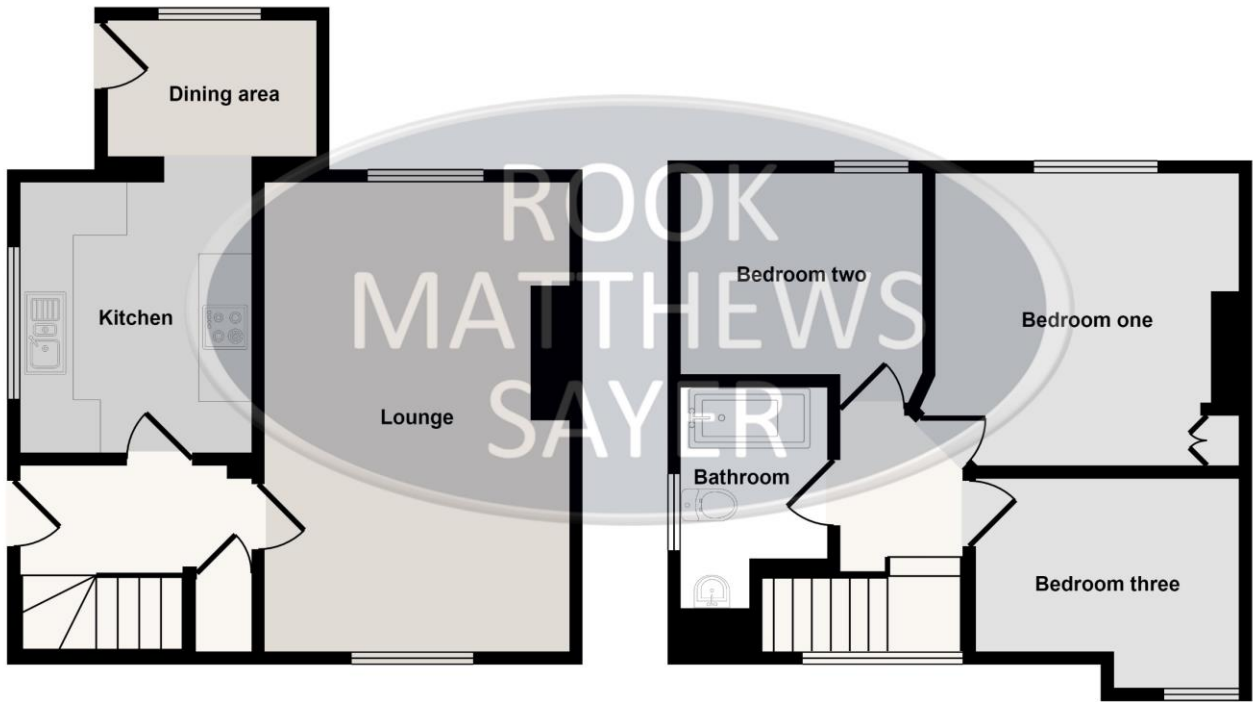
COUNCIL TAX BAND: A | EPC RATING: E

AL008643/DM/RJ/13.03.2024/V1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Ground Floor

First Floor

Hipsburn Crescent, Lesbury

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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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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