



## East Parade Alnwick

- Extended mid-terraced house
- Three bedrooms
- Open aspect at the front
- Feature Inglenook fireplace
- No chain
- Two reception rooms

Guide Price **£240,000**

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3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

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## 4 East Parade Alnwick NE66 1QT

A beautifully styled and extended period stone terraced house in Alnwick located on a quiet pedestrian street with an open aspect overlooking allotment gardens. Tastefully and sympathetically styled to enhance the character of the building, the property also features an exposed stone chimney breast with an inglenook fireplace in the lounge and stripped wood doors and floors. The spacious sun room extension on the back of the house has created a valuable and second reception room and is currently used as a sizeable dining room that leads out to a delightful courtyard. This charming Alnwick property offers style and character, located in a convenient area close to the town centre, nearby schools, a local shop, and the renowned Barter Books.



### HALL

Double glazed entrance door | Tiled Floor

### LOUNGE 14' 3" x 13' 10" (4.34m x 4.21m)

Double glazed windows | Exposed stone chimney breast and inglenook with multi fuel stove | Radiator | Stripped wood floor | Coving to ceiling | Storage cupboard

### KITCHEN 17' 3" x 7' 9" (5.25m x 2.36m)

Double glazed window | Wood floor and tiled floor | Radiator | Central heating boiler | Fitted units | Gas hob | Electric oven | Space for dishwasher | Space for washing machine | Stainless steel sink | Part tiled walls | Coving to ceiling



### DINING ROOM 17' 8" x 8' 7" (5.38m x 2.61m)

Double glazed window and French doors | Radiator | Exposed stone wall | Stripped wood floor | Double glazed Velux window

### REAR YARD

Enclosed courtyard with gate access to the rear lane | Decking | Gravelled areas | Cold water tap

### LANDING

### BEDROOM ONE 14' 4" x 9' 5" (4.37m x 2.87m)

Double glazed window | Radiator

### BEDROOM TWO 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed dormer window | Radiator

### BEDROOM THREE 7' 8" (max) x 14' 4" (max) (2.34m x 4.37m)

Double glazed window | Radiator

### BATHROOM

Double glazed dormer window | Part tiled walls | Bath with mains shower | Pedestal wash hand basin | Close coupled W.C.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas central heating  
Broadband: ADSL copper wire  
Mobile Signal Coverage Blackspot: No blackspot  
Parking: On street parking

**AGENTS NOTE**

The vendor has informed us that the property has had a new roof in 2019, and a new flat roof on the extension in 2017. The chimney stack and flu were renewed in 2018. The gas central heating boiler was installed in 2022.

**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.

**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:** Currently being prepared.

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Approx Gross Internal Area  
85 sq m / 917 sq ft



Ground Floor  
Approx 49 sq m / 532 sq ft

First Floor  
Approx 36 sq m / 386 sq ft

Version 1.0

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. Items such as bathroom suites are representations only and not to scale. © Rook Matthews Sayer 2024. All rights reserved.

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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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