



Front Street Alston

- Apartment
- One Bedroom
- Original Features
- Town Centre Location
- Suitable to a Number of Buyers
- No Forward Chain

Guide Price **£ 75,000**

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Front Street, Alston

PROPERTY DESCRIPTION

"THE HIDEAWAY" as the name implies this lovely conversion apartment is located down a quiet walkway literally thirty metres from Front Street in the centre of Alston. An intriguing proposition, the current owners have used it as a profitable holiday let. It would equally lend itself to being a second home or main residence.

This impressive basement property oozes inherent charm with its exposed stonework, beamed ceilings, and small pane double glazed windows. Gas centrally heated the floorplan comprises - 19 feet by thirteen feet open plan living room with feature inglenook fireplace with exposed stonework complemented by stone display staircase. There is a wide opening leading to the kitchen which is fitted with a range of wall and floor cupboards and built in oven, hob and extractor. The inner hall leads to the double sized bedroom which has a feature eye level window and shower room / WC with white three piece suite including tiled shower cubicle with mains operated shower, completing the layout is a further room which is currently used as a second bedroom (current estate agency legislation prevents us from stating it is a bedroom as it does not have a window or any natural light). Property within this price bracket are rare to the market, viewing being imperative.

INTERNAL DIMENSIONS

Living room 19'6 x 13'6 (5.94m x 4.12m)

Kitchen 10'11 x 6'7 (3.33m x 2.00m)

Bedroom 11'10 x 8'8 (3.61m x 2.64m)

Room 6'8 x 5'9 (2.03m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre

Mobile Signal / Coverage Blackspot: Yes

Parking: No 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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 31/07/1977 Alston Lease

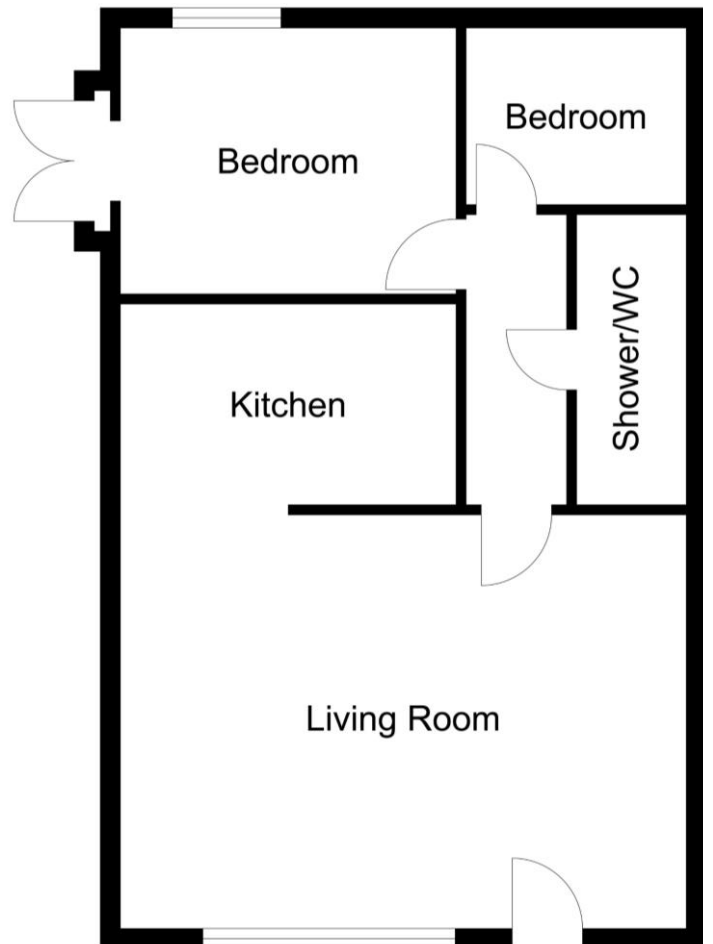
Ground Rent: £0

Service Charge: £0

COUNCIL TAX BAND: A

EPC RATING: TBC

HX00006368.BJ.LB.16/10/2024.V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East



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