



Chapel Lands

Alnwick

- Semi-detached bungalow
- Three bedrooms
- Garage and drive
- Extended dining kitchen
- No chain
- Corner plot

Offers Over: **£210,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



49 Chapel Lands

Alnwick NE66 1EW

This extended semi-detached bungalow occupies a corner plot on a popular residential development in Alnwick, less than one mile from the town centre. The extension to the rear has provided a sizeable dining kitchen with patio doors facing an inner courtyard, and also created space for a third bedroom that some buyers may find useful as a study or home office. The two larger bedrooms are both double rooms, and bedroom one has fitted wardrobes and a cupboard. A lawn garden wraps around the front and side of the property with a hedge boundary, and a drive leads up to the garage at the rear. There is no upper chain, and the bungalow is an ideal property as a downsize for buyers in retirement years.

ENTRANCE LOBBY

Double glazed composite entrance door | Tiled floor

HALL

Radiator | Karndean vinyl tiled floor | Loft access | Storage cupboard with fuse box, gas and electric meters | Doors to lounge, bedrooms, bathroom, and dining kitchen

LOUNGE 15' 2" x 11' 11" (4.62m x 3.63m)

Radiator | Double glazed window | Covings to ceiling | Ceiling rose

KITCHEN 17' 6" x 10' 10" (5.33m x 3.30m)

Double glazed window | Double glazed sliding patio doors | Radiators | Tiled floor | Covings to ceiling | Fitted wall and base units | 1.5 stainless steel | Electric oven | Gas hob | Extractor fan | Space for washing machine | Space for under cupboard fridge

BEDROOM ONE 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window | Radiator | Covings to ceiling | Fitted wardrobes | Storage cupboard housing central heating boiler

BEDROOM TWO 10' 3" x 8' 11" (3.12m x 2.72m)

Double glazed window | Radiator | Covings to ceiling

BEDROOM THREE/STUDY 10' 6" x 6' 5" (3.20m x 1.95m)

Double glazed window | Radiator | Covings to ceiling

BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)

Double glazed frosted window | Bath with tiled surround and electric shower over | Pedestal wash hand basin | Close coupled W.C. | Part tiled walls | Chrome ladder style heated towel rail

GARAGE 18' 7" x 8' 5" (5.66m x 2.56m)

Up and over garage door | Light and power | Door to side leading to the courtyard

REAR COURTYARD

Paved with fenced boundary and access to both the garage and the kitchen

FRONT & SIDE

Lawn garden and driveway



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas – combi boiler with radiators
Broadband: Unknown
Mobile Signal Coverage Blackspot: No blackspot
Parking: Garage and drive

An air ventilation system has been installed in the property.

There are fitted loft ladders, and the attic space has been fully boarded.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: D

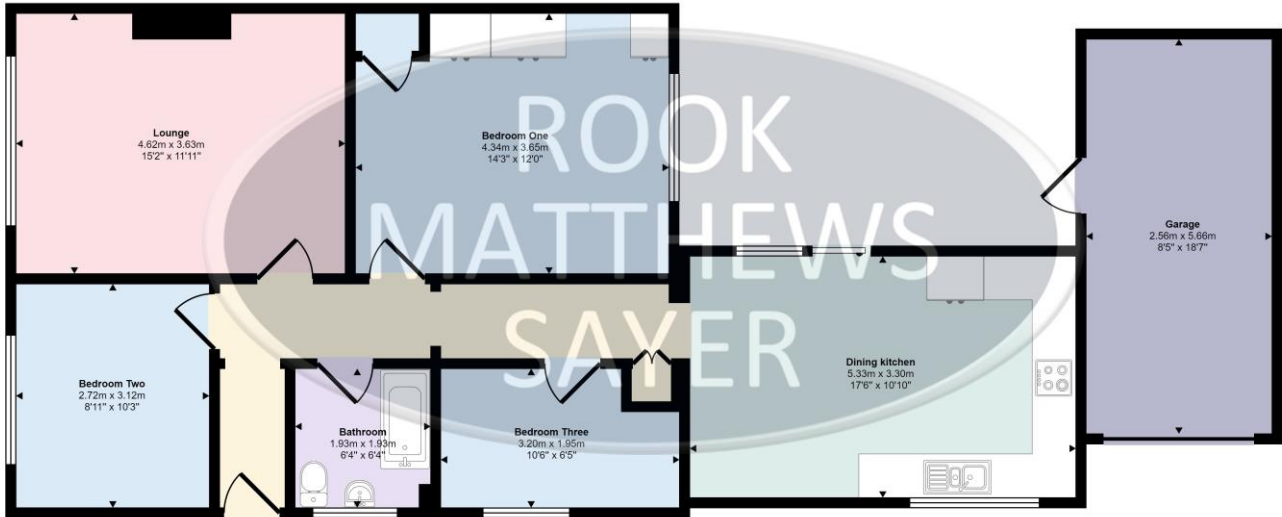
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area
94 sq m / 1010 sq ft



Floorplan

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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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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