



Percy Street Alnwick

- Stone mid-terrace house
- Grade II Listed
- Three bedrooms
- Separate garage and drive
- Town centre location
- Currently a holiday let rental

Guide Price **£325,000**

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10 Percy Street Alnwick NE66 1AE

Situated within the heart of the historic town of Alnwick in Northumberland, this period Grade II listed stone property occupies a corner position and features a characterful curved façade offering a dual aspect and with street views over to St Paul's Church, Lisburn Street and Percy terrace. With high ceilings and sash windows, the internal accommodation also has a feeling of grandeur whilst the décor and fittings are neutral and contemporary. As well as the outside space at the rear, the property includes a garage and drive located nearby off Lisburn Street, which is a rare find for a town centre property in this area. This fresh and bright property is currently used as a successful holiday let, but would also be a conveniently located second home or main residence.

ENTRANCE 7' 9" (2.36m) x 2' 9" (0.83m) PLUS RECESS

Original entrance door into lobby area and doors to lounge, utility cupboard, and open to kitchen.

UTILITY CUPBOARD

Storage cupboard with recess and plumbing for washing machine.

LIVING ROOM - 15' 10" (4.83m) MAX x 15' 2" (4.62m) MAX (irregular shaped room)

Two original windows to the front, one being a sash window and one which is curved, fitted multifuel stove into chimney breast with oak lintel, radiator, door to inner lobby and stairs to the first floor.

KITCHEN - 15' 6" (4.72m) MAX x 12' 8" (3.86m) MAX (irregular shaped room)

Fitted with a range of wall, base and drawer units with solid oak worktops and upstands, a ceramic sink unit with mixer tap, fitted gas hob with electric oven under and extractor over, fitted fridge freezer and dishwasher, ceiling downlights, ample space for dining table and chairs, radiator, window to rear and door to side.

LANDING

Sash window to front, radiator and loft access.

BEDROOM ONE - 15' 2" (4.62m) MAX PLUS CURVED RECESS x 14' 2" (4.32m) MAX (irregular shaped room)

Two sash windows to front, built in wardrobe, feature fireplace and radiator.

BEDROOM TWO - 8' 8" (2.64m) MAX PLUS DOOR RECESS x 8' 6" (2.59m) MAX (irregular shaped room)

Window to rear and radiator.

BEDROOM THREE - 12' 11" (3.94m) MAX x 6' 3" (1.91m) MAX PLUS WINDOW RECESS (irregular shaped room)

Sash window to front and radiator.

BATHROOM

Window to rear, panelled bath with rainwater shower attachment, vanity wash basin, low level WC, radiator, tiled walls and storage cupboard which is of good size and with light.



SINGLE GARAGE

The property has the rare benefit of a single garage which is located off Lisburn Street.

EXTERNALLY

There is a gated ginnel which leads along the side of the property to the rear where there is a pleasant courtyard which provides a fantastic outdoor space to sit and enjoy the spring and summer months, the courtyard is laid with artificial grass and is enclosed by stone walling.

AGENTS MEASURING NOTES:

All measurements are maximum measurements as the rooms are all irregular shaped.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas Central Heating

Broadband: Fibre to the premises

Mobile Signal Coverage Blackspot: No blackspot

Parking: Separate garage and drive, as well as on-street parking outside the house

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.

RESTRICTIONS AND RIGHTS

Grade II listed

Conservation Area? Yes

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? Yes - The neighbour has a right of access from the rear door along the ginnel to the street.

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: Currently a holiday let rental, therefore small business rates apply

EPC RATING: Grade II listed, therefore not applicable

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