



Queen Street Alnwick

A period three double bed roomed terrace offering excellent accommodation and conveniently located close to historic town centre of Alnwick with its Castle, Gardens and amenities together with easy access to the A1 with its links throughout the County. The property is situated in a popular residential area and has recently been renovated. It benefits from an en suite, open plan kitchen diner, utility and character features blended with modern living.

Guide Price **£235,000**

ROOK
MATTHEWS
SAYER

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ENTRANCE HALL

Over door double glazed window | Tiled flooring | Doors to lounge | Staircase to first floor

LOUNGE 15' 6" x 16' 6" (Max distance) (4.72m x 5.03m)

Double glazed window | Radiator | Wood effect flooring | Stone hearth with wood burner | Cupboard with electric meters | Panel surrounds



KITCHEN DINER 21' 2" x 9' 5" (6.45m x 2.87m)

Tiled flooring with underfloor heating | Base units | Single ceramic sink | Wood shelving | Induction hob | Gas oven | Glass splash backs | Extractor | Two double glazed Velux windows | Double glazed window | Space for fridge / freezer | Door to utility | UPVC door to courtyard

UTILITY 7' 11" x 6' 9" (2.41m x 2.06m)

Linoleum flooring with underfloor heating | Central heating boiler | Space for washing machine and dishwasher | Under sink base unit | Single ceramic sink | Wooden shelf | Double glazed frosted window | Cupboard | Extractor fan

FIRST FLOOR LANDING

Integrated shelf | Doors to bedrooms and bathroom



BEDROOM ONE 12' 8" x 8' 0" (3.86m x 2.44m)

Double glazed window | Radiator | Panelled wall | Bedside shelving with hanging bedside lights | Spotlights | Door to en-suite

EN-SUITE

Vanity floating wash hand basin | Double glazed frosted window | Chrome ladder style heated towel rail | Tiled flooring | Close coupled W.C. | Bath with part tiled surround | Extractor fan

BEDROOM TWO 11' 2" x 9' 4" (Max) (3.40m x 2.84m)

Double glazed window | Radiator

BEDROOM THREE 9' 7" x 8' 5" (Max) (2.92m x 2.56m)

Double glazed window | Radiator | Loft hatch



BATHROOM

Tiled flooring | Radiator | Wash hand basin | Panelled surrounds | Concealed W.C. | Shower with rainfall head | Extractor fan

EXTERNAL

On street parking | Courtyard with stone surround gate access

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: On Street

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: B

EPC RATING: C

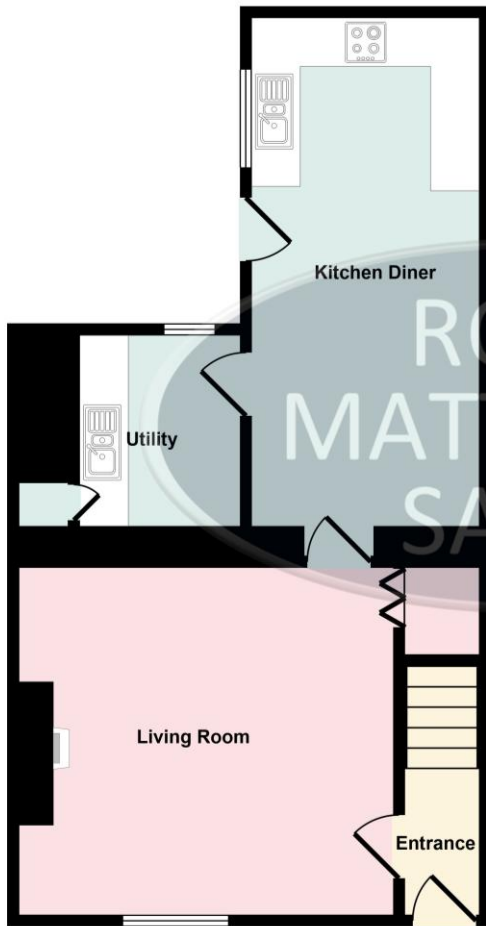


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

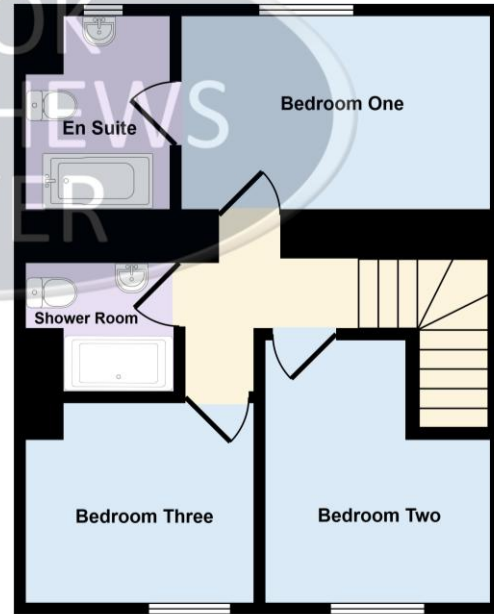


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Ground Floor



First Floor

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.

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

