



Sea View Terrace

Alnwick

A stunning refurbishment of a stone end terrace property located within the historic town of Alnwick in Northumberland. The property has the bonus of a large garden to the side with double gate access, offering potential for future expansion, space for multi-vehicle parking, and an ideal safe enclosed area for children to play as well as outside entertaining. The separate studio at the rear can be utilised as a home office, playroom or secure storage space. A highlight of the accommodation is the open plan orangery style dining kitchen that features a central peninsula with contemporary fitted units, exposed stone walls, and views overlooking the side gardens. The two main reception rooms have been opened up to create a superb bright and airy open living space benefiting from light from both sides of the building. The first-floor bedrooms are double rooms, and the bathroom includes a shower cubicle in addition to the bath.

Whilst this fantastic home is ready to move in to and offers spacious living areas, it also has the exciting option to develop further with potential to convert the attic space or extend on the land to the side.

Guide Price: £265,000

ROOK
MATTHEWS
SAYER

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1 Sea View Terrace

Alnwick, NE66 1RW

HALL

Double glazed composite door | Radiator | Staircase to first floor | Door to dining room

LOUNGE 10'11" x 14'2" (3.32m x 4.31m)

Double glazed window | Radiator | Ornate cornice to ceiling | Arch to dining room

DINING ROOM 13'3" x 12'6" into Alcove (4.04m x 3.81m)

Double glazed window | Radiator | Understairs cupboard | Door to Hall | Door to kitchen | Cupboard housing gas combi boiler



DINING KITCHEN 12' 11" x 7' 8" (3.93m x 2.34m)

Downlights | Vertical radiator | Covings to ceiling | Marble effect floor tiles | Part-tiled walls | Loft inspection hatch | Door to W.C |

Fitted wall and base units comprising; Integrated electric hob | Electric oven | Extractor fan | Porcelain sink | Integrated fridge freezer

DINING AREA 11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed windows | French doors | Marble effect tiled floor | Radiator | Downlights



DOWNSTAIRS W.C

Double glazed frosted window | Close-coupled W.C | Cabinet with integrated wash-hand basin | Marble effect tiled floor | Chrome ladder style heated towel rail | Part-tiled walls | Fitted base unit with space for washing machine, and work top

FIRST FLOOR LANDING

Double glazed window | Storage cupboard | Doors to bedrooms and bathroom

BEDROOM ONE 13'6" x 10'6" (4.11m x 3.20m)

Double glazed dual aspect windows | Radiator

BEDROOM TWO 9'11" x 11'10" (3.02m x 3.60m)

Double glazed window | Radiator



BATHROOM

Double glazed frosted window | Tiled corner shower cubicle with mains shower | Bath | Fitted cabinets with integrated W.C and wash-hand basin | Chrome ladder style heated rail | Vinyl tiled floor | Fully tiled walls | Downlights | UPVC panelled ceiling

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: Not installed
Mobile Signal / Coverage Blackspot: No known issues
Parking: Off-street parking via double gate access to gravelled drive

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: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

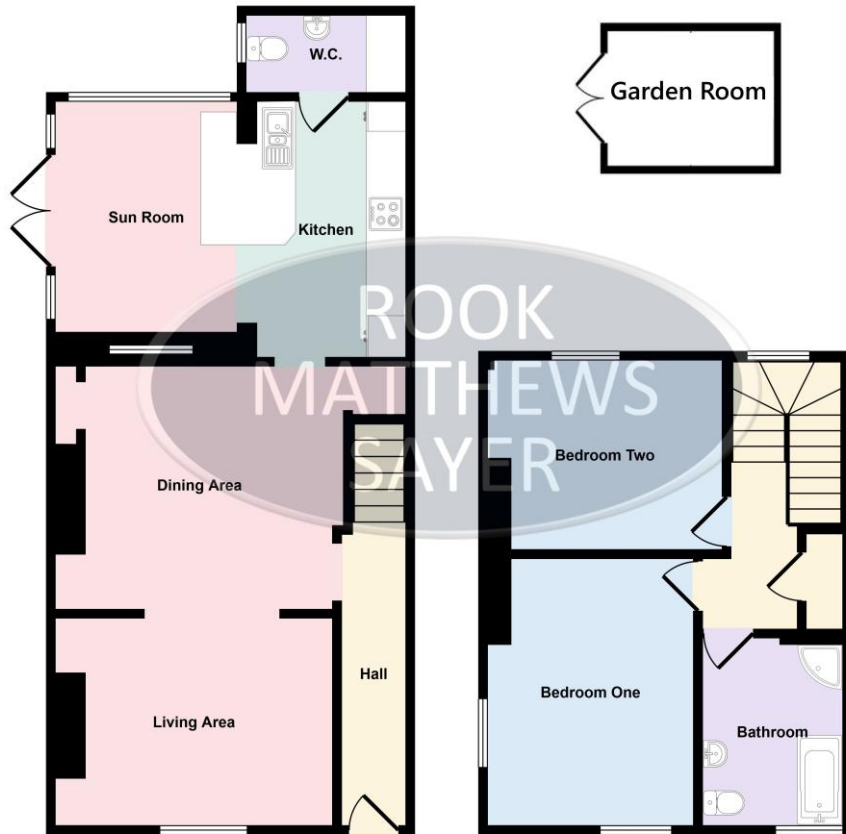
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Approx Gross Internal Area
101 sq m / 1090 sq ft



Ground Floor
Approx 63 sq m / 673 sq ft

First Floor
Approx 39 sq m / 417 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. 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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