

4



2



2

- 4 Bed Period Terraced House
- Lounge with Fireplace & Display Cabinet/Shelving
- Utility Room
- Small & Pleasant Garden to the Front

- Stone Built - Considerable Character
- Dining Room with Inglenook fireplace
- Shower Room & Bathroom

- Sought After Location
- Breakfasting Kitchen
- Accommodation over 3 Floors

A fabulous opportunity to purchase a 4 bedroomed period terraced house, conveniently situated just off Wagon Way Road, in the highly desirable and picturesque market town of Alnwick. Stone built, well presented and appointed, whilst retaining many lovely original features including corniced ceilings and dado rails, the Entrance Hall, with tiled floor, leads to the 20' Reception Hall, with storage cupboard. The Lounge has a coal effect real flame gas fire within an attractive surround with fitted book/display shelving and display cabinet to the recesses. The Dining Room has a stone inglenook fireplace and storage cupboard. The Breakfasting Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over and plumbing for a dishwasher. The Breakfast/Utility Room has plumbing for a washer and a door to the rear. The Shower/WC is fitted with a wc with concealed cistern, circular wash basin and shower enclosure with rainhead and hand held showers. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has an original cast iron fireplace and shelved storage cupboard. Bedroom 2 has fitted wardrobes and a cast iron fireplace. Bedroom 3 has half panelled walls. The Bathroom/WC has a wc with concealed cistern, wall mounted wash basin with storage under and double ended bath with electric shower and screen. Stairs lead from the landing to the Second Floor. Bedroom 4 enjoys distant views to the front.

Externally, there is a small, private, South facing Front Garden, with artificial lawn, hedge and path to the front door.

Alnwick is a charming and historic County town, with many notable features including Alnwick Castle, the Pastures and Hulne Park. Served with good local schools, shops, pubs, cafes and restaurants, there are a full range of sporting and leisure facilities. Alnwick is on the A1 and is also served by the mainline East Coast railway line with a station at nearby Alnmouth.

Entrance Hall 5'8 x 3'8 (1.73m x 1.12m)

Reception Hall 20'6 x 6'2 (6.25m x 1.88m)

Lounge 13'8 x 12'5 (4.17m x 3.78m)

Dining Room 13'2 x 9'8 (4.01m x 2.95m)

Breakfasting Kitchen 16'3 x 7'2 (4.95m x 2.18m)

Breakfast/Utility Room 16'0 x 10'0 (max) (4.88m x 3.05m (max))

Shower/WC 7'2 x 5'6 (2.18m x 1.68m)

First Floor Landing

Bedroom 1 13'0 x 11'2 (3.96m x 3.40m)

Bedroom 2 12'8 x 11'0 (3.86m x 3.35m)

Bedroom 3 9'2 x 5'10 (2.79m x 1.78m)

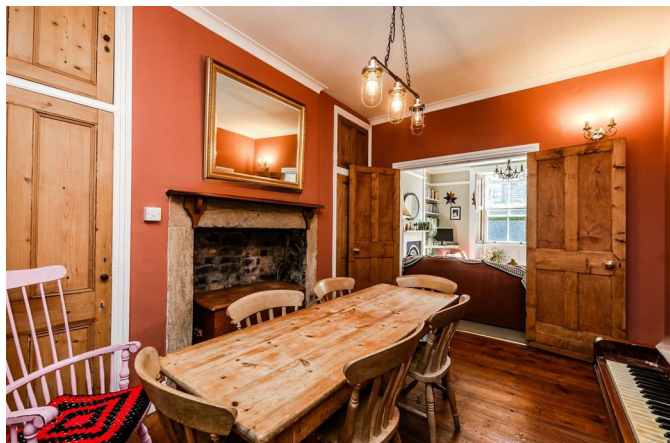
Bathroom/WC 7'6 x 7'0 (2.29m x 2.13m)

Second Floor Landing

Bedroom 4 17'4 x 17'0 (max) (5.28m x 5.18m (max))

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current Potential

Council Tax Band: B

Distance from School:

Distance from Metro:

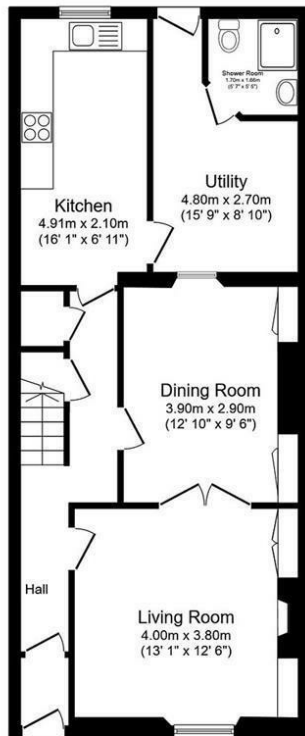
Distance from Village Centre:

Please note all sizes and distances are approximate.

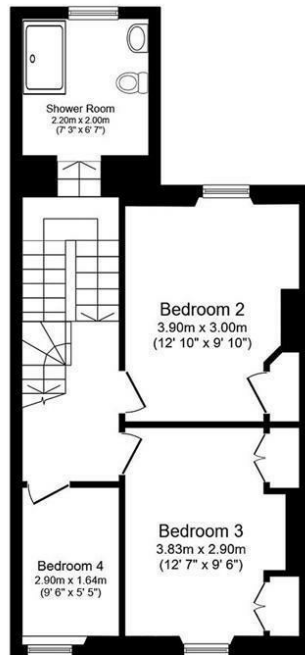
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Ground Floor
Floor area 66.4 sq.m. (715 sq.ft.)



First Floor
Floor area 49.7 sq.m. (535 sq.ft.)



Second Floor
Floor area 26.8 sq.m. (289 sq.ft.)

Total floor area: 143.0 sq.m. (1,539 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.