

BRUNTON
RESIDENTIAL



ST. GEORGES CRESCENT, ALNWICK, NE66

£199,950

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Brunton Residential is pleased to present this well-presented three-bedroom semi-detached property located in the sought-after town of Alnwick.

This property offers three bedrooms, with two generous double bedrooms and a third single bedroom. The family bathroom includes both a bath and a separate shower. The lounge is a comfortable space featuring an ornamental fireplace and a built-in TV storage unit. The refitted dining kitchen benefits from integrated appliances, including a dishwasher, oven, hob, and extractor, as well as space for a fridge freezer and a concealed washing machine. Patio doors from the kitchen lead to the rear garden and paved patio area.

Alnwick is a thriving town offering a great selection of shops, restaurants, and excellent schooling for all ages. The property is conveniently located with easy access to local amenities and transport links.

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Upon entering, the hallway provides access to the first floor via a staircase. To the right, the lounge offers a comfortable space, featuring an ornamental fireplace and a built-in TV storage unit. From here, you can access the refitted dining kitchen, which benefits from patio doors leading to the rear garden and patio area. The kitchen is equipped with integrated appliances, including a dishwasher, oven, hob, and extractor, with space for a fridge freezer. Additionally, there is a concealed washing machine and an understairs storage cupboard for added convenience.

Upstairs, you will find two generous double bedrooms and a third single bedroom, ideal for use as a child's room or home office. The family bathroom includes both a bath and a separate shower, providing flexibility for family living.

Externally, the property offers well-maintained front and rear gardens. The rear garden is of generous size, with a lawn and paved patio area. The front of the property features a driveway providing off-street parking.



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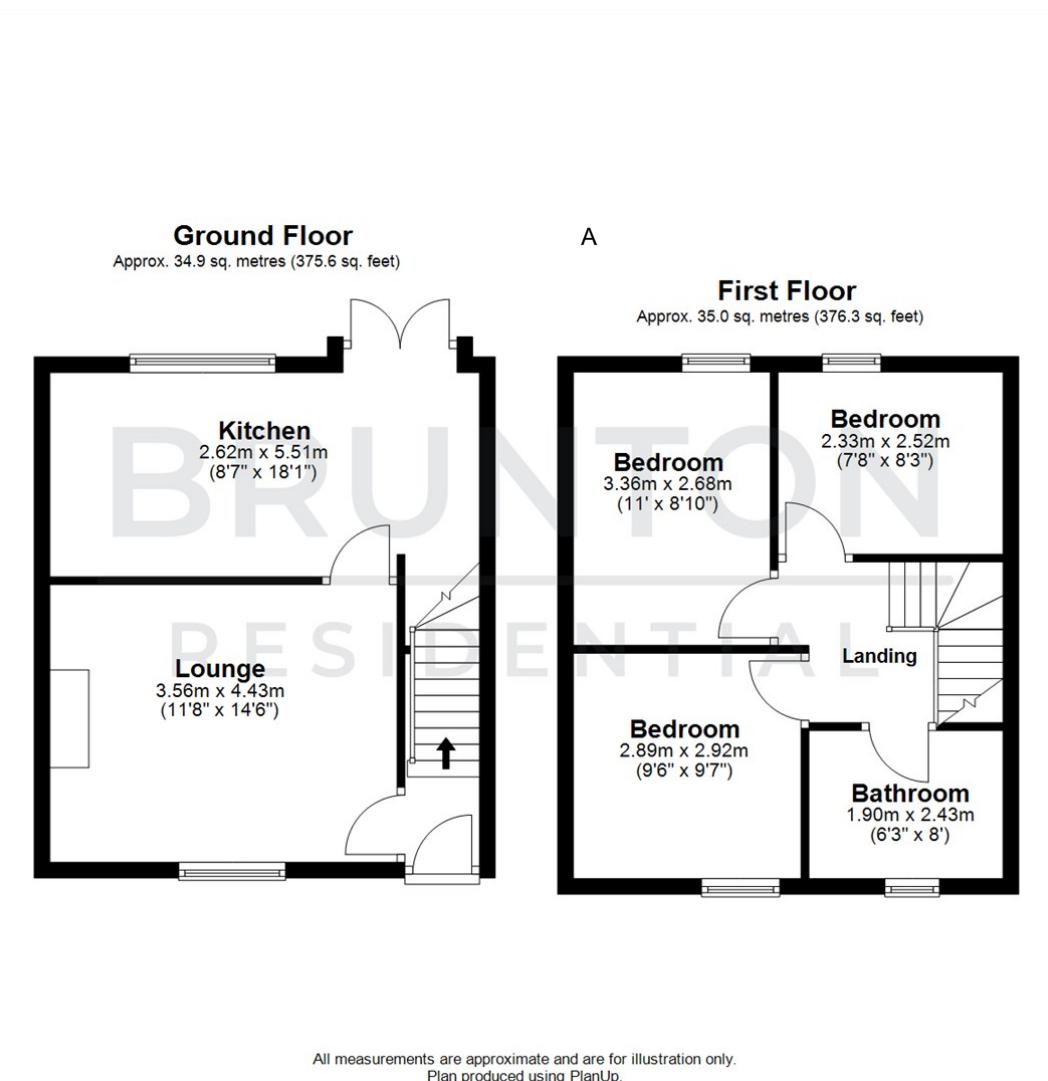
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council.

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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