



## Swansfield Park Road Alnwick

- End stone terrace
- Two bedrooms
- Dining kitchen
- Two stone outhouses and covered store
- No chain

**Guide Price £ 165,000**



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ROOK  
MATTHEWS  
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# 1 Swansfield Park Road

Alnwick, Northumberland NE66 1AT

With an attractive stone frontage and sash windows, this charming end of terrace property certainly has appeal for a buyer in search of a traditional home within the historic town of Alnwick. The house is set back from the road and has a small town garden at the front. Downstairs there is a sizeable lounge to the front, and a spacious dining kitchen at the rear. The bathroom is upstairs, along with two bedrooms and a central store room. There is tremendous scope to remodel and develop the property, so it will definitely attract buyers in search of a project, and the opportunity to enhance a property to personal specification. The rear yard consists of two areas. The main covered area was likely to have been a garage or car port in the past, but now has a pedestrian door leading to the back lane, but this area could be opened up and expand into the yard space. The small yard to the side has two outhouses and a door through to the covered area. Heating is via a gas boiler with radiators.

## ENTRANCE HALL

Entrance door, staircase to first floor, and door to lounge.

## LOUNGE 15' x 14'8 (4.57m x 4.47m)

Sash window to front, radiators, gas fire on tiled hearth, coving to ceiling and downstairs cupboard.

## DINING KITCHEN 16'5 x 9'9 (5m x 2.97m)

Sash window to rear, wall and base units incorporating a stainless steel sink, space for washing machine, space for gas cooker, space for fridge/freezer, part tiled walls, part laminate flooring, wall mounted gas fire with back boiler, cupboard housing the hot water tank, storage cupboard, radiator, and door to store room.

## STORE ROOM 15'1 x 9'2 (4.59m x 2.79m)

Double external doors, work surfaces, gas meter, and electric points.

## FIRST FLOOR LANDING

Sash window to side, access to loft space.

## BEDROOM ONE 14'1 x 10'10 (4.29m x 3.30m)

Sash window to front, radiator, storage cupboards in alcoves, large walk-in cupboard (over stairs).

## BEDROOM TWO 12'7 x 6'11 (3.84m x 2.11m)

Sash window to rear, and radiator.

## STORE ROOM 10'2 x 6'8 (3.10m x 2.03m)

Radiator.

## BATHROOM

Frosted sash window to side, bath with electric shower over, close coupled W.C., wash hand basin and cabinet, part tiled walls, laminate flooring, radiator, and extractor fan.

## YARD

Concrete yard with stone wall and two outhouses.

## SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

## AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## EPC RATING - E

## COUNCIL TAX BAND B

AL008475/DM/RJ/26.07.2023/V.1



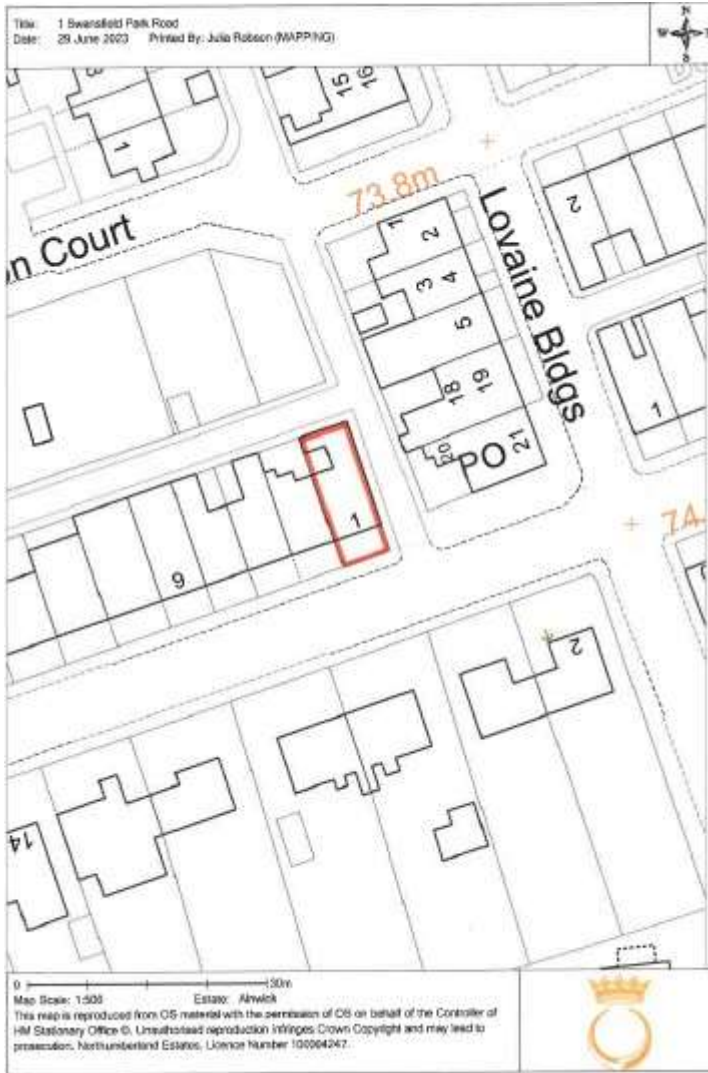
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# 1 Swansfield Park Road, Alnwick, Northumberland NE66 1AT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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