



## Swansfield Park Road Alnwick

- Semi-detached property
- Close to schools and shops
- Three bedrooms
- Detached garage
- No chain

**Guide Price: £ 250,000**



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SAYER

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# 8 Swansfield Park Road

Alnwick, Northumberland NE66 1AT

Offering charm and character, this stone built semi-detached three bedroom property is available with no chain, and conveniently located within the historic town of Alnwick near to local schools and shops. Although updating is required, it certainly has great potential to be a beautiful family home with a generous size south facing garden to the rear and a long drive with a detached single garage.

Sash windows, high ceilings, stripped wood doors, and a turned spindle staircase are just some of the many features that make this house so appealing, and the potential to extend at the side and rear \*subject to planning\* provides a fantastic opportunity to enhance and develop the property further and add value. At present, the kitchen and dining room are separate spaces, though there may be potential to merge these two rooms and create a large dining kitchen, or retain the existing dining room as a separate reception room and extend the kitchen out further into the rear garden. Similarly, the lounge at the rear has scope to extend either to the side or rear.

## ENTRANCE HALL

Entrance door | Sash window to front | Staircase to first floor | Understairs storage cupboard (containing fuse box and electric meter) | Doors to lounge and dining room

## LOUNGE 13'10 into door recess x 13'3 (4.22m into door recess x 4.04m)

Sash windows to rear and side | Radiator | Gas fire on tiled hearth | Cupboard and shelves in alcove | Wall lights

## DINING ROOM 12'6 max x 10'3 (3.81m max x 3.12m)

Sash windows to front | Radiator | Door to hall | Open to kitchen

## KITCHEN 12'10 x 9'8 max (3.91m x 2.95m max)

Window to rear | Fitted wall and base units | Stainless steel sink | Space for electric cooker | Storage cupboard with shelves

## REAR PORCH 8'9 x 3'11 (2.67m x 1.19m)

Window and door to rear | Radiator | Doors to dining room and kitchen

## SPLIT LANDING

Turned staircase | Sash window to side

## FIRST FLOOR LANDING

Storage cupboard | Radiator | Roof light

## BEDROOM ONE 13'0 x 12'1 (3.96m x 3.68m)

Sash window to rear

## BEDROOM TWO 12'5 x 7'10 plus door recess (3.78m x 2.39m plus door recess)

Sash window to side and rear | Radiator | Cupboard housing hot water tank | Shelves into alcove

## BEDROOM THREE 12'7 max x 8'2 (3.84m max x 2.48m)

Sash window to front | Radiator

## BATHROOM

Window to rear | Bath with mixer taps and shower attachment | Wet wall panels around the bath | Pedestal wash hand basin | Close coupled W.C. | Radiator

## DETACHED GARAGE 18'10 x 8'10 (5.74m x 2.69m)

Up and over door | Window to side | Light | Power points | Wall unit

## OUTHOUSE

Electric sockets | Light | Plumbing for automatic washing machine | Shelves

## OUTSIDE W.C.

W.C. | Cold water tap

## EXTERNALLY

Gravelled front garden and driveway leading to garage | Hedge surround | Large rear garden | Greenhouse

## SERVICES

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

**TENURE - FREEHOLD | EPC RATING E | COUNCIL TAX BAND C**

AL008526/DM/RJ/03.10.2023/V.2



**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.

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Alnwick Northumberland NE66 1AT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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