



Hillside Lesbury

- Detached
- Conservatory
- Four bedrooms – master ensuite
- Downstairs W.C.
- Village location
- Close to railway station

Guide Price: £350,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



10 Hillside, Lesbury Alnwick, Northumberland NE66 3NR

Situated in a fantastic location for access to the Railway station and popular coastal village of Alnmouth, this very well-presented detached house is available to buy with no onward chain and has the most pleasant open living space at the rear with a sunny westerly aspect. The conservatory is open to the lounge, which in turn has a dining room to the side. It is a wonderful space for relaxing and entertaining. The accommodation offers many features that are popular with buyers such as; an ensuite to the master bedroom, downstairs W.C., separate laundry room/utility, garage, off-street parking, and a wood burning stove in the lounge. With an efficient EPC 'C' grade, this house is economical and would also make a great second home for buyer's looking for a coastal retreat that is easily accessible from the East Coast Main Line railway service.



HALLWAY

Karndean flooring | Radiator | Doors to W.C., garage, kitchen, lounge and conservatory

DOWNSTAIRS W.C.

Double glazed window to side | W.C. | Wash hand basin | Radiator

LIVING ROOM

13' 11" x 11' 0" (4.24m x 3.35m)

Wood burning stove | Coving to ceiling | Open to conservatory and dining room | Karndean flooring



DINING AREA

9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed French doors leading to the garden | Understairs cupboard | Karndean flooring

CONSERVATORY

12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed windows | Open to lounge | Fitted roof blinds | Radiator | Karndean flooring

KITCHEN

16' 9" x 11' 0" max (5.10m x 3.35m max) irregular shape

Double glazed window to front | Wall and base units | 1.5 stainless steel sink | Electric double oven | Gas hob | Extractor hood | Plumbing for dishwasher | Space for fridge | Part tiled walls



UTILITY

7' 1" x 3' 11" (2.16m x 1.19m)

Wall and base units | Sink and drainer | Plumbing for washing machine or space for tumble dryer | Space for Fridge Freezer | Double glazed door to side

FIRST FLOOR LANDING

Double glazed window | Loft access (Part boarded loft) | Cupboard housing hot water tank | Spotlights to ceiling

BEDROOM ONE

11' 8" max x 10' 9" (3.55m max x 3.27m)

Double glazed window to front | Built-in wardrobes | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window to front | W.C. with concealed cistern | Wash hand basin with drawer unit | Wet wall double shower cubicle with wet walling and a mains shower | Part tiled walls | Mirror with vanity light | Heated towel rail

BEDROOM TWO

8' 10" x 9' 6" plus fitted wardrobes (2.69m x 2.89m plus wardrobes)

Double glazed window to front | Built-in wardrobes | Radiator | laminate flooring

BEDROOM THREE

9' 6" x 9' 2" (2.89m x 2.79m)

Double glazed window to rear | Built-in wardrobe | Radiator

BEDROOM FOUR

8' 9" x 7' 5" (2.66m x 2.26m)

Double glazed window to rear | Radiator

BATHROOM

Double glazed frosted window to rear | Bath with electric shower over and glass screen | Wash hand basin with cabinet | Close coupled W.C. | Part tiled walls | Radiator

GARAGE

16' 8" x 8' 2" (5.08m x 2.49m)

Integrated garage | Electric roller door | Central heating boiler | Power and lighting | Mezzanine storage level | Steps up to internal door to hall

EXTERNALLY

Block paved driveway to garage and steps up to house | lawn | Side access gate | Low maintenance rear garden | Patio area

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: PRIVATE DRIVE AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has no accessibility adaptations

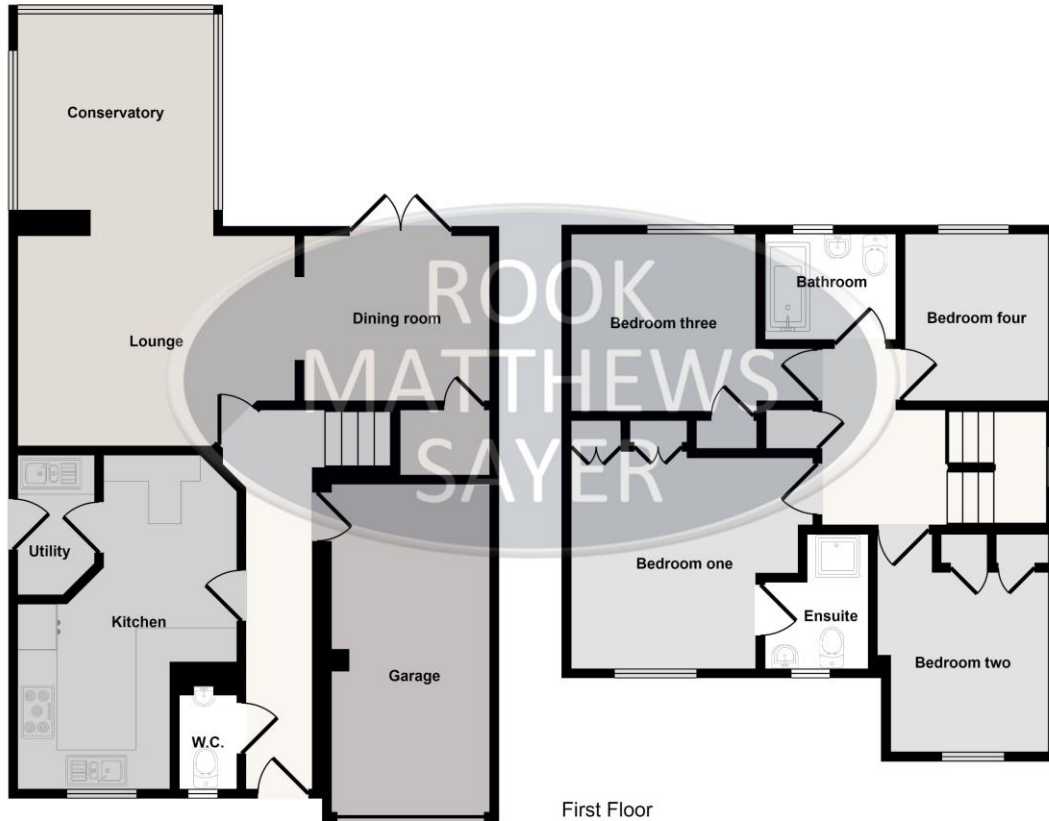
TENURE

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: D | EPC RATING: C

AL008695/DM/RJ/28.02.2024/V1





Ground Floor

First Floor

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.

Version 1

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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

