



## Pottergate Alnwick

- Mid terraced three storey
- Four bedrooms
- Bedroom Two with ensuite
- Town centre location
- Rear courtyard
- Private secure parking

Guide Price: **£325,000**

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ROOK  
MATTHEWS  
SAYER

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## 29 Pottergate Alnwick, Northumberland NE66 1JW

Centrally located within the historic town of Alnwick, this beautiful town house offers well-presented accommodation arranged over three floors and has sheltered private allocated parking in a secure gated parking area. With such a convenient location in the town, the property is sure to be popular with buyers looking to be within walking distance to shops and amenities, as well as walks by the river through the pastures opposite Alnwick Castle. Although the property was built in 2003, the design replicates the façade and style of a sandstone Georgian period townhouse, with a wide solid front door and sash windows. The lounge is positioned on the first floor and enjoys a sunny southerly aspect overlooking the street at the front, whilst there is also a reception room on the ground floor currently used as a second living room and has double doors leading out to the rear courtyard garden. The double bedroom on the first floor has its own ensuite, and the three second floor bedrooms share the main bathroom located on the same floor. This sizeable townhouse is in great condition and ready to move in to, and is also available to buy with no upper chain.



### HALL

Entrance door with leaded stained glass fanlight | Radiator | Staircase to first floor | Understairs cupboard | Wall lights | Luxury vinyl floor tiles



### LOUNGE 9' 8" x 12' 7" (2.94m x 3.83m)

Double glazed French doors to courtyard garden | Radiator | Wall lights | Luxury vinyl floor tiles

### KITCHEN 9' 7" x 13' 1" (2.92m x 3.98m)

Double glazed sash window | Fitted wall and base units with Caesarstone White Africa Quartz worksurfaces | 1.5 sink | Bosch electric hob | Extractor hood | Bosch electric oven | Integrated Bosch dishwasher | Space for fridge/freezer | Tiled floor | Downlights | Radiator

### UTILITY/WC 6' 10" x 5' 11" (2.08m x 1.80m)

Double glazed sash window | Radiator | Tiled floor | Stainless steel sink | Space for washing machine | Space for tumble dryer | Cupboard housing the boiler | Part tiled walls | Extractor fan | Close coupled W.C. | Wash hand basin with tiled splashback



### FIRST FLOOR LANDING

Double glazed sash window | Radiator | Wall lights

### LIVING ROOM 16' 2" x 10' 0" (4.92m x 3.05m)

Two double glazed sash windows | Decorative cornice | Downlights | Living flame gas fire with wood surround and stone inset and hearth | TV point | Telephone point

### BEDROOM TWO 11' 5" x 9' 8" (3.48m x 2.94m)

Double glazed sash window | Radiator | Telephone point | TV point | Door to ensuite

## ENSUITE

Tiled double shower cubicle with mains shower | Close coupled W.C. | Pedestal wash hand basin | Radiator | Part tiled walls | Tiled floor | Shaver point

## SECOND FLOOR LANDING

Double glazed sash window | Radiator | Access to loft space | Shelved storage/Linen cupboard

## BEDROOM ONE 9' 9" x 13' 5" (2.97m x 4.09m)

Double glazed sash window | Radiator | TV and aerial point

## BEDROOM THREE 6' 10" x 9' 9" (2.08m x 2.97m)

Double glazed sash window | Radiator | TV Point | Telephone point

## BEDROOM FOUR 10' 2" x 6' 0" (3.10m x 1.83m)

Double glazed sash window | Radiator | TV and telephone point

## BATHROOM

Bath with mains shower and glass screen | Close couple W.C. | Pedestal wash hand basin | Tiled walls | Tiled floor | Shaver point | Downlights | Radiator | Extractor fan

## EXTERNAL

Paved rear courtyard with wall and fence boundaries | Private and secure allocated parking space

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Secure private parking space

## 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.

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES (possible development of land at rear of property)

## ACCESSIBILITY

This property has ramp access to front door | Stannah stairlift

## 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: E | EPC RATING: C**

AL008698/DM/RJ/25.03.2024/V1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

**Pottergate, Alnwick**

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

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