



Curly Lane Lesbury

- Semi-detached bungalow
- Two bedrooms
- Shower room
- Garage in a block
- Views across open fields at the rear
- Close to Alnmouth rail station

Guide Price: **£ 195,000**

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4 Curly Lane, Lesbury, Alnwick, Northumberland NE66 3QB

Situated near to Alnmouth Railway Station, this two bedroom bungalow is an ideal property for commuters to Newcastle and Edinburgh that require good access to the East Coast Main Line rail service. The popular coastal village of Alnmouth is within approx. 1 mile from the property, so its a great location for walks to the beach or to the restaurants and pubs in the village.

A garage is positioned at the end of the street, which is useful for storage or accommodating a vehicle. The bungalow has a spacious lounge and two double bedrooms. One of the best features is the elevated position with an open aspect at the front and views over fields at the rear. The attic space has been boarded and Velux windows have been installed in the roof, so there is plenty of room for accessible storage within the property. Heating is via electric radiators and the solar panels on the roof provide an efficient energy supply.

VESTIBULE

Double glazed entrance door | Tiled floor

HALL

Storage heater | Laminate flooring | Downlights | Access to loft space via a pull down ladder | Two storage cupboards

LOUNGE 12' 6" x 15' 11" (3.81m x 4.85m)

Double glazed window | Laminate flooring | Downlights | Fireplace | Radiator | TV aerial cable | Telephone point

KITCHEN 8' 3" x 13' 0" (2.51m x 3.96m)

Double glazed window | Double glazed door to rear | Stainless steel sink | Electric hob | Space for washing machine | UPVC panelled ceiling | Downlights

BEDROOM ONE 11' 0" x 12' 0" (3.35m x 3.65m)

Double glazed window to rear | Laminate flooring | Storage heater | Downlights

BEDROOM TWO 12' 11" max x 9' 4" max (3.93m max x 2.84m max)

Double glazed window to front | Laminate flooring | Sliding mirror door wardrobes | Storage heater

SHOWER ROOM

Double glazed frosted window | Corner shower cubicle with electric shower | Close coupled W.C. | Corner wash hand basin with cabinet | Wet wall panelling

EXTERNALLY

Mature planted front garden with steps to front door | Steps down to tiered rear garden | Artificial grass | View over fields to rear

GARAGE

In a block of garages in the cul de sac | Up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No
Parking: Garage in block
Solar Panels: Yes, owned outright

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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Potential for Asbestos to be present in garage roof

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: B | EPC RATING: C

AL008669/DM/RJ/02.04.2024/V1

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



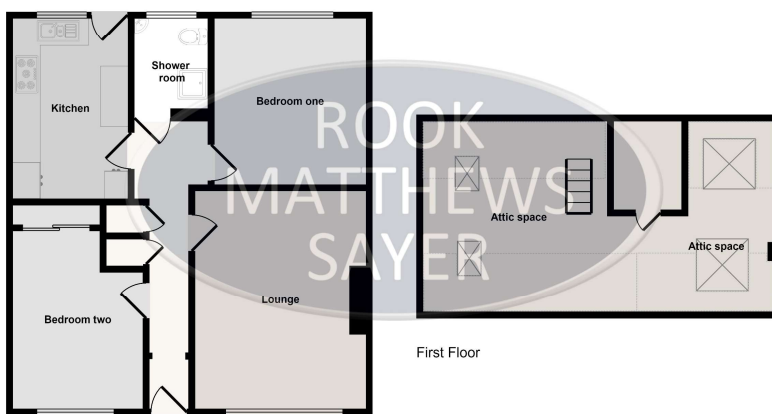
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16 Branches across the North-East

 The Property Ombudsman

4 Curly Lane, Lesbury, Alnwick, Northumberland NE66 3QB



Ground Floor

4 Curly Lane

Denotes head height below 1.5m

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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