

# Hotspur Street Alnwick

- Stone mid-terraced house
- Two bedrooms
- Courtyard to rear

- Town centre location
- Gas central heating
- Character property

# Guide Price: £ 185,000

ROOK MATTHEWS SAYER

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# 8 Hotspur Street, Alnwick, Northumberland NE66 1QE

Centrally located in the historic town of Alnwick in Northumberland, this beautifully presented stone terraced house offers delightful accommodation in a convenient location within the town. The focal point in the lounge is an impressive inglenook fireplace whilst the TV has been cleverly inserted into a recess on the opposite wall. The entrance vestibule leads through to a rear passage way that provides access to the rear courtyard and utility cupboard. This is a great space for bike storage and access to the outside space without passing through the living areas of the house. The washing machine is situated in a utility cupboard which is conveniently positioned next to the rear passage which makes it ideal for access to the courtyard. The courtyard is also accessible from the rear section of the kitchen in a utility room where the fridge freezer is located. Upstairs there are two bedrooms and a bathroom. The bedrooms are currently arranged as a double and a single room, although the single room has space for a pull-out bed to create a double, so it is ideal for accessing using the single room.

## VESTIBULE

Entrance door | Decorative tiled floor | Sliding door to lounge | Door to inner hall with coats storage and removable bench seat

### LOUNGE 14' 5" x 13' 3" (4.39m x 4.04m)

Double glazed window to front | Inglenook with gas imitation stove (not connected) | wood flooring | radiator | Sliding door to vestibule | Door to Kitchen | Open to staircase

# KITCHEN 10' 5" x 4' 10" (3.17m x 1.47m)

Double glazed window | Fitted units | Stainless steel sink | Electric hob | Electric oven | Space and plumbing for dishwasher or washing machine |Part-tiled walls | Radiator | Velux double glazed windows | Solid Oak door to lounge | Door to rear section of kitchen

### UTILITY 5' 8" x 4' 5" (1.73m x 1.35m)

Door to kitchen | External door to courtyard | Space for fridge-freezer | Double glazed Velux window | Space for storage

#### REAR HALL

 $\label{eq:constraint} \mbox{External door to courtyard | Door to entrance vestibule | Door to utility storage cupboard which is shelved and has plumbing for a washing machine \end{tabular}$ 

#### BEDROOM ONE 11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to front | Coving to ceiling | Window seat

#### BEDROOM TWO 11' 2" x 6' 4" (3.40m x 1.93m)

Double glazed window to front | Radiator | Coving to ceiling

## BATHROOM

Double glazed frosted window to rear | Bath with mains shower over and glass screen | Close-coupled W.C. | Mono-bowel sink set on a vanity unit | Heated towel rail | Radiator | Downlights | Airing cupboard

#### REAR COURTYARD

Private paved rear courtyard | Stone wall boundaries | Garden shed

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal / Coverage Blackspot: No Parking: On street parking

## MINING

verification from their solicitor

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.

ote: Rook Matthews Sayer (RMS) for themselves and for the vendors

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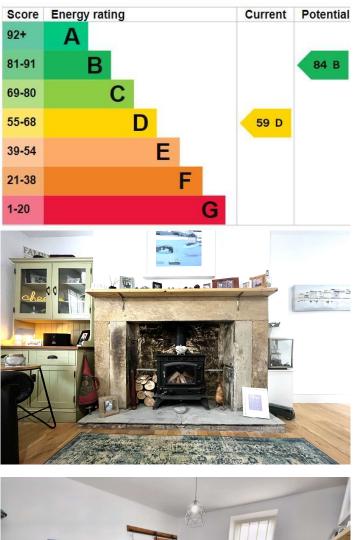
interests to check the working condition of any appliances. RMS has

#### 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: A | EPC RATING: D

AL008763/DM/RJ/23.04.2024/V2





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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.

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8 Hotspur Street

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