



## East Parade Alnwick

- Stone Mid-Terrace house
- Freehold
- No Chain
- Two bedrooms
- Gas Central Heating
- Convenient location

Offers Over **£150,000**

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ROOK  
MATTHEWS  
SAYER

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## 3 East Parade Alnwick NE66 1QT

Situated on a quiet pedestrian street in Alnwick, this stone mid-terraced house offers a fantastic opportunity for a buyer to put their stamp on a property and make it their own. There is potential to develop and extend the existing building, although it does have two bedrooms and a bathroom upstairs, and a lounge and kitchen downstairs. Externally at the front there is a small town garden and a yard at the rear. There is no onward chain, so it is ideal for a buyer looking for an early completion.



### ENTRANCE HALL

Double glazed entrance door | Radiator | Staircase to first floor | Dado rail

### LOUNGE 13' 10" (into alcove) x 15' 6" (4.21m x 4.72m)

Double glazed window to rear | Radiator | Stone fireplace with open fire and marble hearth | Wall lights | Under stairs cupboard

### KITCHEN 6' 9" x 17' 3" (2.06m x 5.25m)

Double glazed windows | Radiator | Double glazed door to rear porch | Fitted wall and base units | 1.5 stainless steel sink | Electric hob and oven | extractor hood | Space for washing machine | Cupboard housing Baxi combi boiler



### REAR PORCH 4' 7" x 4' 3" (1.40m x 1.29m)

Double glazed windows | Double glazed external door | Tiled floor

### LANDING

Doors to bedrooms and dressing room

### DRESSING ROOM

6' 4" x 6' 10" (1.93m x 2.08m) with restricted head height

### BATHROOM

Double glazed frosted window | Radiator | Bath with mains shower, glass shower screen and wet wall panels | pedestal wash hand basin | Close coupled W.C.



### BEDROOM ONE 10' 7" x 15' 7" (3.22m x 4.75m)

Double glazed window | Radiator | Fireplace

### BEDROOM TWO 11' 11" x 6' 5" (3.63m x 1.95m)\*

\* Maximum measurements that include cupboard over staircase / bulk head

Double glazed window | Radiator | Loft hatch



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas Boiler with radiators
- Broadband: None
- Mobile Signal Coverage Blackspot: Not in a blackspot
- Parking: On-street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

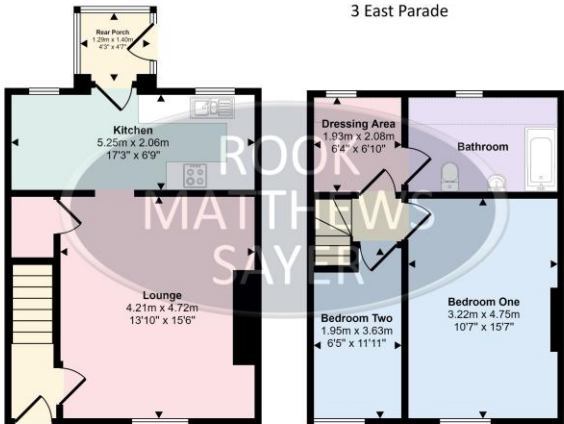
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area  
73 sq m / 789 sq ft

3 East Parade



Ground Floor  
Approx 38 sq m / 408 sq ft

First Floor  
Approx 35 sq m / 381 sq ft

Version 1.0

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.

