



Dispensary Street Alnwick

Centrally located close to the centre of the town in Alnwick, this three-bedroom house is a fantastic position for proximity to shops and transport links. Family buyers are sure to appreciate the three bedrooms, and the lounge has a dual aspect. The property is ideal for buyers looking for a house with an abundance of storage space. Off the kitchen there is a small utility or storage room, and in the rear garden the brick-built outhouse is another useful storage space. All three bedrooms also have fitted wardrobes or cupboards.

Guide Price: £170,000



2 Dispensary Street Alnwick NE66 1LJ

Entrance hall

Double glazed frosted window | UPVC entrance door | Wood flooring | Understairs cupboard | Staircase to first floor | Doors to kitchen and lounge

Lounge 18'0" x 11'6" (5.48m x 3.50m)

Wood flooring | Radiator | Double glazed window | Coving to ceiling | Double glazed sliding doors | Wood burner



Kitchen 11'11" x 8'10" (3.63m x 2.69m)

Matching wall and base units incorporating; gas cooker, space for washing machine, and single sink,

Tiled splash backs. | Wood flooring | Double glazed window | Spotlights | Doors to utility and rear garden

Utility 8'8" x 5'8" max (2.64m x 1.73m max)

Radiator | Gas boiler | Double glazed frosted window

Landing

Doors to; bedrooms, W.C., and bathroom

Bedroom one 11' 6" x 10' 9" (3.50m x 3.27m)

Integrated wardrobe and cupboards | Radiator | Double glazed window

Bedroom two 12' 2" x 8' 10" (3.71m x 2.69m)

Integrated wardrobes and cupboards | Storage cupboard | Radiator | Double glazed window

Bedroom three 8' 6" x 6' 11" (2.59m x 2.11m)

Storage cupboard | Radiator | Double glazed window | Loft hatch



Bathroom

Double glazed frosted window | Tiled walls | Chrome ladder style heated towel rail | Vanity wash-hand basin | Bath with a rainfall shower and separate hand-held hair-wash attachment

W.C

Radiator | Close coupled W.C | Double glazed frosted window

Externally

Paved rear garden with fenced boundaries and a brick built out-house.



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Cable
- Mobile Signal / Coverage Blackspot: No known issues
- Parking: On-street resident permit parking (Chargeable)

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: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

AL009041.DM.CM.07/04/2025.V1

"

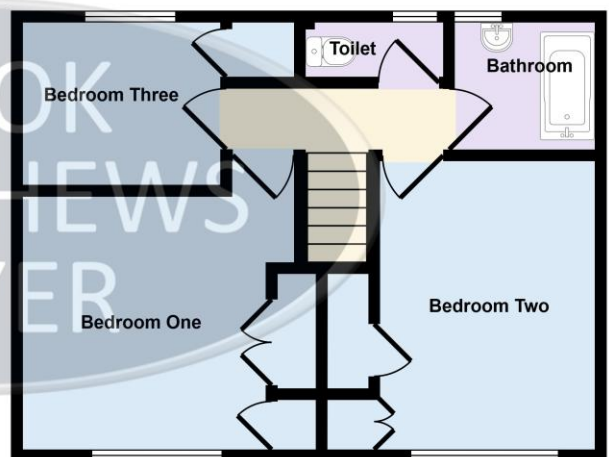




Approx Gross Internal Area
79 sq m / 850 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 39 sq m / 425 sq ft

AL009041 - Version 1.0

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.

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

