



Greensfield Avenue Alnwick

A great size family home in a convenient area of Alnwick located between the historic town centre and Willowburn Retail Park. There are good services and facilities nearby that include; sports fields, Willowburn Leisure Centre, the Duchess's Community High School, a local Co-op, Barter Books, and easy access to the coast and A1 main road link North and South. The layout of the property has a traditional format and offers spacious rooms, off street parking, garage and gardens. The lounge through dining room has double doors to the garden creating a light and airy space, and the kitchen leads through to a useful utility room and garage door. Upstairs there are three bedrooms and a family bathroom. The accommodation is well presented throughout, and both the gardens and building have been well maintained.

Guide Price: £260,000

ROOK
MATTHEWS
SAYER

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24 Greensfield Avenue Alnwick NE66 1BD

LIVING ROOM 13'7" x 11'3" max (4.14m x 3.43m max)

Double glazed bay window | Electric fire | Storage heater

DINING ROOM 11'9" x 11'6" (3.58m x 3.50m)

Storage heater | Double glazed patio doors | Cupboard with hot water tank

ENTRANCE HALL

Wood floor | Storage heater | UPVC door with frosted double-glazed window | Doors to lounge/diner and kitchen.



KITCHEN 8'2" x 7'8" (2.49m x 2.34m)

Part tiled walls | Space for fridge, oven, dishwasher | Chrome ladder style heated radiator | Stainless steel sink | Double glazed window | Matching wall and base units | Door to utility

UTILITY 9'4" x 7'7" (2.84m x 2.31m)

Vinyl floor | Space for fridge freezer and washing machine | Tiled splash backs | Base units | Stainless steel sink | Double glazed window | Doors to garden and garage

LANDING

Double glazed window | Loft hatch | Doors to bedrooms and bathroom



BATHROOM 7'7" x 5'9" (2.31m x 1.75m)

Close-coupled W.C with concealed cistern | Vanity wash-hand basin | Double glazed frosted window | Ladder style radiator | Vinyl flooring | Double shower cubicle incorporating an electric shower with rainfall head and a shower seat |

BEDROOM ONE 11'6" x 9'5" (3.50m x 2.87m)

Storage heater | Double glazed window | Integrated wardrobes

BEDROOM TWO 11'7" x 11'3" (3.53m x 3.43m)

Storage heater | Double glazed window | Integrated wardrobes

BEDROOM THREE 8'0" x 7'3" (2.44m x 2.21m)

Storage heater | Double glazed window

GARAGE 13'10" x 7'9" (4.21m x 2.36m)

Wall unit | Manual roller door | Internal door



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric / Night Storage Heaters
Broadband: FIBRE
Mobile Signal / Coverage Blackspot: No black-spot
Parking: Driveway leading to garage plus 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: B

EPC RATING: Currently being Prepared

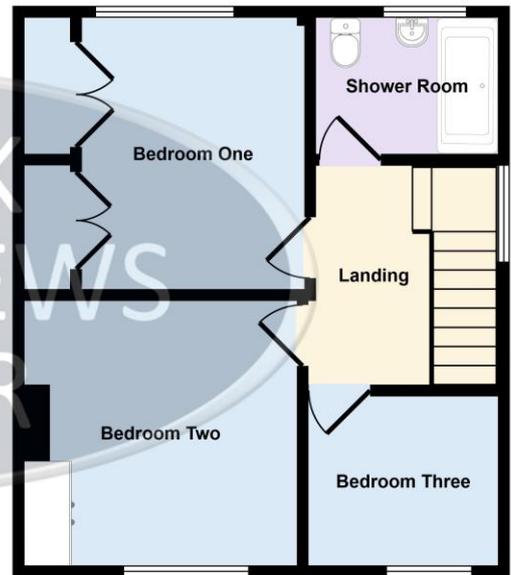




Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 62 sq m / 664 sq ft



First Floor
Approx 42 sq m / 456 sq ft

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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.

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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

