



Swansfield Park Road

Alnwick

Located near to the historic town centre in Alnwick, this substantial residence offers a fantastic opportunity for a buyer in search of a period property to improve and enhance, restoring the charm and character of a traditional double-fronted stone property.

Featuring a splendid central staircase, the sizeable main ground-floor reception rooms are accompanied by a modern kitchen and a home office/study. All five bedrooms are generous double rooms, and an additional first floor room offers space for storage and multi-purpose use. With a garage and workshop to the side, as well as a separate outbuilding in the rear garden, there is plenty of room for storage and scope for future development.

Guide Price £475,000

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25 Swansfield Park Road

Alnwick NE66 1AT

GROUND FLOOR

From an entrance vestibule, the hall leads off to most of the ground floor rooms and an impressive staircase to the first floor. Both main reception rooms feature stunning sash bay windows, imposing fireplaces, original cornices and picture rails. The third reception overlooks the rear garden and would make an ideal home office/study or family room. The utility room which is adjacent to the kitchen, is an ideal space for further storage.

Kitchen: fitted with a range of modern wall & base units | Five-ring gas hob | Double electric oven | Space for dishwasher | 1.5 stainless steel sink | Integrated fridge | Tiled splash-backs



VESTIBULE	3' 5" x 6' 4" (1.04m x 1.93m)
HALL	
WALK-IN CUPBOARD	
DINING ROOM	17' 3" x 12' 5" (5.25m x 3.78m)
LOUNGE	17' 5" x 13' 0" (5.30m x 3.96m)
STUDY	10' 10" x 8' 8" (3.30m x 2.64m)
KITCHEN	10' 10" x 12' 7" (3.30m x 3.83m)
UTILITY	7' 3" x 4' 11" (2.21m x 1.50m)
REAR PORCH	
GROUND FLOOR W.C.	

FIRST FLOOR

All five bedrooms are spacious double rooms with sash windows, and the two large bedrooms above the main reception rooms feature original cornices. There is an abundance of storage space, especially the through-room/home office that leads to the fourth and fifth bedrooms which has a full wall of storage cupboards.

Shower room: Wet-wall panel shower cubicle with mains shower | Pedestal wash-hand basin | Chrome heated towel rail | Vanity light with shaver point | Part-tiled walls

Separate W.C.: Close-coupled W.C. | Wash-hand basin



BEDROOM ONE	13' 10" x 13' 2" (4.21m x 4.01m)
BEDROOM TWO	12' 8" x 12' 8" (into alcove) (3.86m x 3.86m)
BEDROOM THREE	11' 9" x 11' 5" (into alcove) (3.58m x 3.48m)
SHOWER ROOM	
W.C.	
STUDY	10' 8" x 9' 7" (3.25m x 2.92m)
BEDROOM FOUR	10' 11" x 13' 10" (3.32m x 4.21m)
BEDROOM FIVE	11' 4" (max) x 14' 0" (max) (3.45m x 4.26m)

EXTERNALLY

A paved drive and path lead to the front entrance and garage, though the front garden is mainly laid to lawn and is mostly enclosed with a stone wall boundary. A useful workshop is positioned at the rear of the garage and is accessible from the rear garden. A clever feature is the side passage with door entrances linking the front and rear gardens. A separate brick outbuilding provides further storage.

GARAGE	16' 11" x 10' 0" (5.15m x 3.05m)
WORKSHOP	4' 7" x 10' 1" (1.40m x 3.07m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Water

Sewerage: Mains

Heating: Mains gas – boiler located in a walk-in cupboard off the hall

Broadband: ADSL Copper wire and Fibre to the premises

Mobile Signal Coverage Blackspot: No blackspot

Parking: Garage and drive (off-street parking)

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.

AGENTS NOTE

A structural Survey was carried out on the property due to the appearance of cracks relating to the extension to the side of the property. It was noted on a 2024 survey report that there has been no structural movement on the building since the cracks started to be monitored in 2018, and most likely before this date.

RISKS

Our client has advised us that the garage structure contains asbestos, and a notice on wall in the garage has been displayed. The boarding behind the condemned gas fire in the dining room is also asbestos.

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: B

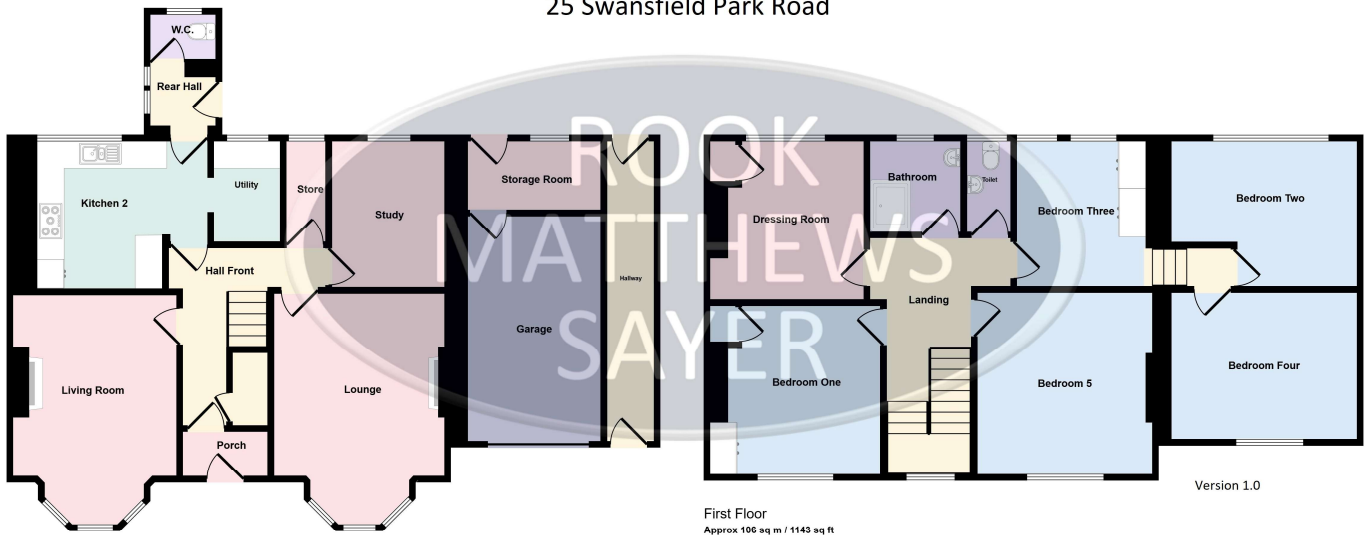
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Approx Gross Internal Area
220 sq m / 2373 sq ft

25 Swansfield Park Road



Ground Floor
Approx 114 sq m / 1230 sq ft

First Floor
Approx 106 sq m / 1143 sq ft

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.

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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.

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