



Bridge Street | Alnwick | NE66 1QY

## Offers Over £250,000

A beautiful and charming period stone property, located in the historic town of Alnwick in Northumberland. This spacious home is sure to appeal to a buyer in search of a property with character features such as; high ceilings, picture rails, cornices, stripped wood doors, shutters to the windows, separate reception rooms, and a stunning hall with an original tiled floor. In addition to the contemporary bathroom on the first floor, there is a useful shower room and W.C. on the ground floor. The sunny and bright lounge at the front features a fireplace and enclosed bookcase in the alcove. This room has double doors through to the dining room at the rear. The kitchen is positioned at the back of the house and leads out to a spacious storage area and shower room. The bathroom is situated off a split landing, and a second staircase leads up to the large attic space with a dormer window to the front. The accommodation is immaculately presented and well maintained throughout, therefore ready to move straight in to or let out.

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**Mid terrace stone house**

**Large store room**

**Three bedrooms & Attic space**

**Period features**

**Separate reception rooms**

**Family bathroom**

**Downstairs shower room**

**Fitted wardrobes in master bedroom**

For any more information regarding the property please contact us today

#### VESTIBULE

Composite front door, dado rail, cornice to ceiling, original tiled floor, and door to hall.

#### HALL

Staircase to first floor, understairs storage cupboard, radiator, dado rail, original tiled floor, doors to lounge, dining room, and kitchen.

#### LOUNGE

12'7 x 12'6 (3.84m x 3.81m)

Double glazed sash windows to front with shutters, cast iron fireplace with living flame effect gas fire and marble surround, fitted shelves in alcoves, cornice to ceiling, picture rail, wall lights, radiator, and double doors to dining room.

#### DINING ROOM

12'9 x 9'4 (3.89m x 2.84m)

Double glazed sash window to rear with shutters, Inglenook style fireplace with stone hearth, coving to ceiling, storage cupboards in alcoves, stripped wood flooring, and radiator.

#### KITCHEN

6'11 x 16'1 (2.11m x 4.90m)

Double glazed frosted window to rear, fitted units incorporating a stainless-steel sink, gas hob, electric oven, space for dishwasher, downlights, radiator, double glazed window to utility, and doors to utility and hall.

#### STORE

9'6 x 14'9 into door recess 8'7 min (2.90m x 4.50m into door recess 2.62m min)

Double glazed door to rear, work surface, space for washing machine and tumble dryer, radiator, and tiled floor.

#### GROUND FLOOR SHOWER ROOM

Corner shower cubicle with mains shower, mono bowl wash hand basin, W.C. with concealed cistern, chrome ladder heated towel rail, extractor fan, downlights, and fully tiled walls and floor.

#### SPLIT LANDING

Door to bathroom.

#### BATHROOM

Double glazed frosted window to rear, double ended bath with electric shower over and glass screen, wash hand basin on vanity drawer unit, W.C. with concealed cistern, chrome ladder heated towel rail, tiled walls and floor.

#### FIRST FLOOR LANDING

Doors to three bedrooms, staircase to second floor, and dado rail.

#### BEDROOM ONE

12'6 x 9'7 to front of wardrobes (3.81m x 2.92m to front of wardrobes)

Double glazed sash window to front with Plantation Shutters, deep fitted wardrobes into alcoves, cast iron fireplace, downlights and radiator.

#### BEDROOM TWO

12'10 x 10'3 plus alcove (3.91m x 3.12m plus

alcove) Double glazed sash window to rear with Plantation Shutters, cast iron fireplace, storage cupboard and radiator.

#### BEDROOM THREE

9'1 x 5'4 (2.77m x 1.62m)

Double glazed sash window to front with Plantation Shutters, radiator and half paneled walls.

#### SECOND FLOOR LANDING

Double glazed window to front and dado rail.

#### ATTIC SPACE

17'4 x 14'1 plus alcove (5.28m x 4.29m plus alcove) with restricted head height

Double glazed dormer window to front, laminate flooring, radiator, and access to the eaves at the front.

#### EXTERNALLY

To the front there is a hedged small low maintenance garden with artificial grass.

**T: 01665 510044**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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

## AGENTS NOTE

Attic space – The installation of the staircase to the attic space is historic. Our client has advised us that the attic space and staircase has been checked by a buildings inspector and would require minor changes in order to meet current building regulations

Store room – The shower room and conversion of the yard space at the rear was done by a previous owner of the property. Our client is making enquiries regarding the building regulation approval.

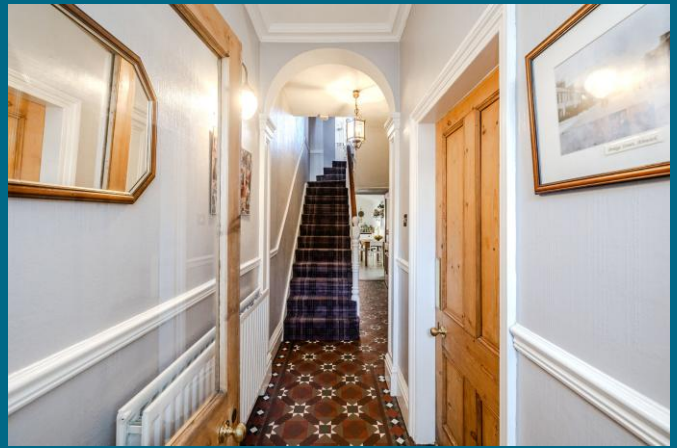
## TENURE

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: D**

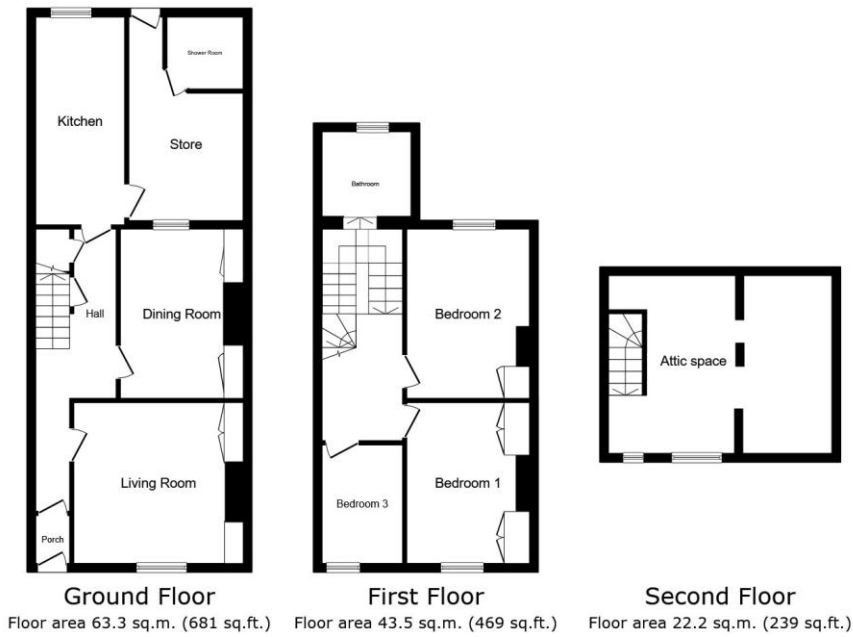
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Total floor area: 129.0 sq.m. (1,388 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

VERSION 1

## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**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



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