



## 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**

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3-5 Market Street, Alnwick, NE66 1SS

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**

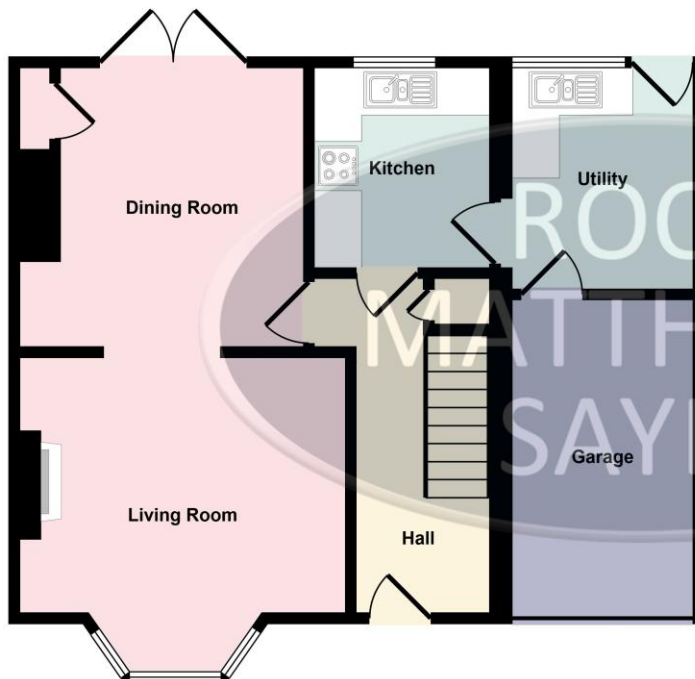
**EPC RATING:** Currently being Prepared



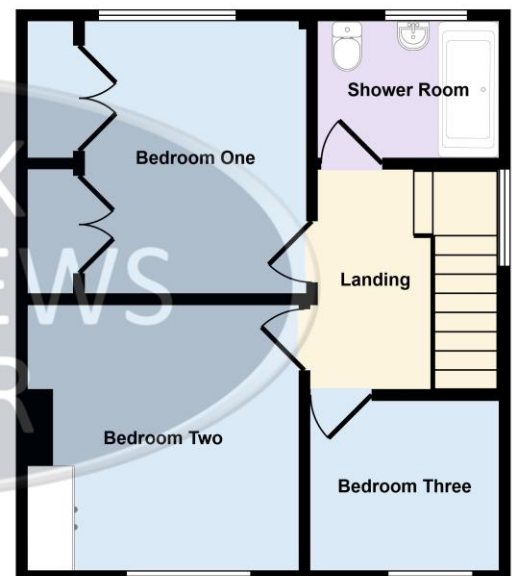




Approx Gross Internal Area  
104 sq m / 1119 sq ft



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.

**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

