



Howling Lane | Alnwick | NE66 1ED

£160,000

Situated in an ideal location for close proximity to the town centre, this extended three-bedroom house in Alnwick is a fantastic family home, offering an additional large reception room on the ground floor providing an ideal space as a family room and dining area.

As well as the main family bathroom upstairs, there is a downstairs shower-room, a great addition particularly for the family buyer!

Double gates provide access to the paved rear garden, whilst at the front there is a well-maintained lawn garden.

As the property is available with no onward chain, it is a great opportunity for buyer to purchase without delay.

ROOK
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SEMI-DETACHED HOUSE

BATHROOM & SHOWER ROOM

FREEHOLD

NO CHAIN

THREE BEDROOMS

DOUBLE GATE ACCESS AT REAR

LOUNGE & FAMILY ROOM

CLOSE TO TOWN CENTRE

For any more information regarding the property please contact us today

HALL

Double-glazed composite door | Staircase to first floor | Radiator | Door to lounge | Covling to ceiling | downlights

LOUNGE 14' 4" x 11' 10" (4.37m x 3.60m)

Double-glazed window | Covling to ceiling | Radiator | Electric fire | Doors to hall and kitchen



KITCHEN 14' 5" x 8' 5" (4.39m x 2.56m)

Double-glazed window and door | Tiled floor | Downlights | Doors to shower room, lounge and opening to family room | Part tiled walls | Fitted wall and base units incorporating; a gas hob with extractor hood, electric oven, integrated undercounter fridge freezer

GROUND FLOOR SHOWER ROOM

Shower cubicle with wet wall panels, incorporating a mains shower | Double-glazed window with extractor fan | Tiled floor | Chrome ladder style heated towel rail | Understairs storage space |

FAMILY ROOM/DINING ROOM 21' 1" x 9' 8" (6.42m x 2.94m)

Double-glazed window and door to the front | Double-glazed French doors to the rear | Radiators | Covling to ceiling

FIRST FLOOR LANDING

Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE 11' 11" x 9' 7" (3.63m x 2.92m)

Double-glazed window | Radiator | Covling to ceiling

BEDROOM TWO 9' 2" x 8' 7" (2.79m x 2.61m)

Double-glazed window | Laminate flooring | Radiator | Covling to ceiling

BEDROOM THREE 7' 10" x 8' 8" (2.39m x 2.64m)

Double-glazed window | Laminate flooring | Radiator | Covling to ceiling | Storage cupboard

BATHROOM

Double-glazed frosted window | Tiled walls and floor | Pedestal wash-hand basin | Close-coupled W.C | Chrome ladder style heated towel rail | Jacuzzi corner bath

FRONT GARDEN

Laid mainly to lawn with a path leading up to the front door steps and planted borders | Fenced boundaries

REAR

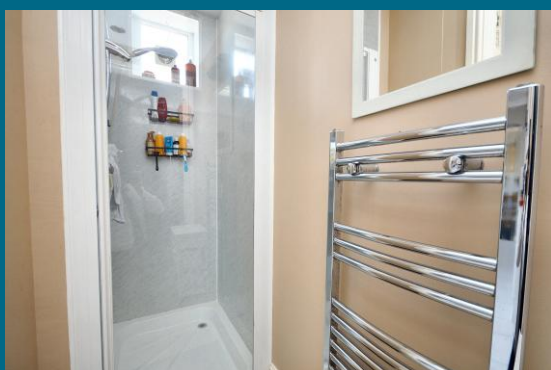
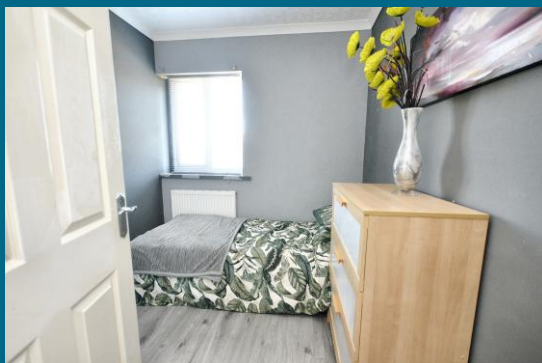
Mainly paved with double gate access | Out-house | Garden sheds | Cold water tap

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**ROOK
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PRIMARY SERVICES SUPPLY

Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No Known issues
Parking: Driveway

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: A

EPC RATING: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Floorplan Coming Soon



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