



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  
MATTHEWS  
SAYER



**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

**T: 01665 510044**

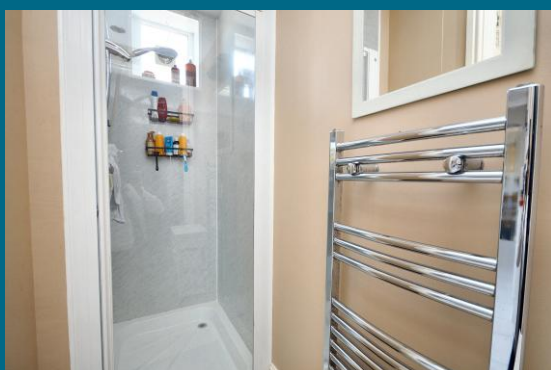
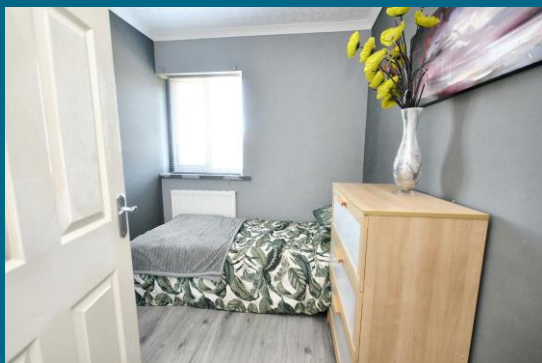
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**









## 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

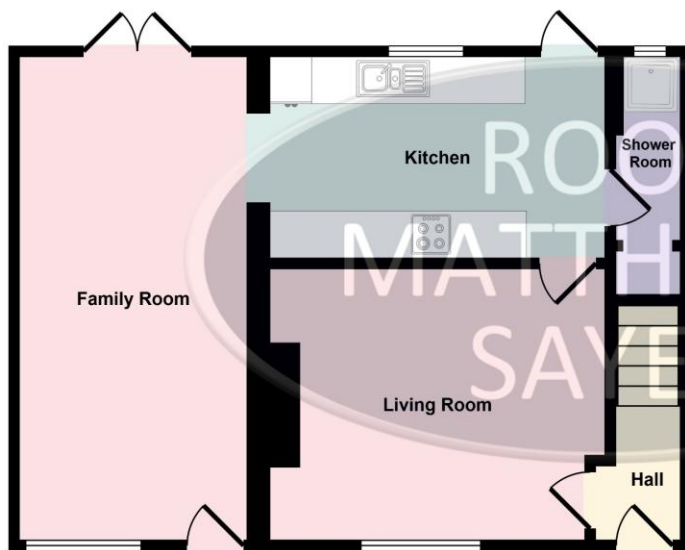
**COUNCIL TAX BAND: A**

**EPC RATING: D**

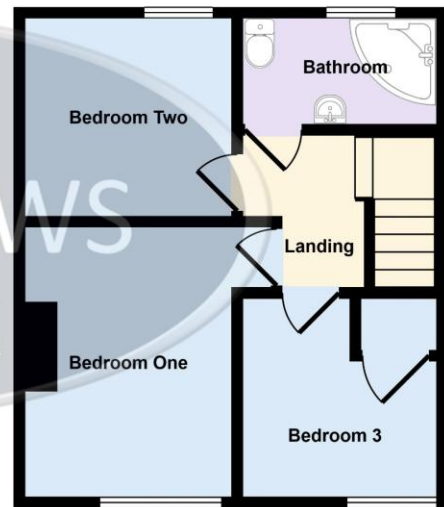
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

AL009099.I.L.CM.28.05.25.V1





Ground Floor



First Floor

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

**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.



T: 01665 510044

alnwick@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER