



Lower Barresdale | Alnwick | NE66 1DW

£165,000

Conveniently located close to the town centre in Alnwick, this well appointed three-bedroom semi-detached house is a fantastic family home and an ideal first-time-buyer property. The sizeable garden at the rear is mostly paved and decked, but it has a pleasant open aspect and side gate access to the front of the property. The useful utility and downstairs W.C. are an added bonus, and convenient for a buyer with a young family. There is plenty of space in the kitchen for a table and chairs, and both the lounge and the dining kitchen overlook the rear garden.

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Freehold semi-detached

Three bedrooms

No onward chain - vacant

Lounge, dining kitchen,

Sizeable rear garden and off-street parking

For any more information regarding the property please contact us today

24 Lower Barresdale Alnwick NE66 1DW

HALL

Entrance door | UPVC double-glazed window | Radiator | Understairs cupboard

LOUNGE 12'5" x 13'0" (3.78m x 3.96m)

UPVC double-glazed window | Radiator

DINING KITCHEN 19'4" x 10'0" (5.89m x 3.05m)

DINING AREA:

UPVC double-glazed window | Radiator | Fitted cabinets

KITCHEN AREA:

Double-glazed window | Part tiled walls | Fitted units incorporating, stainless steel sink, gas hob and electric oven

UTILITY 6'4" x 7'7" (1.93m x 2.31m)

UPVC double-glazed window and door | Part tiled walls | Fitted cabinets with space for washing machine and tumble dryer

W.C

UPVC double-glazed window | Radiator | Pedestal wash-hand basin and close-coupled W.C | Shelves | Bi-fold door

FIRST FLOOR LANDING

Loft access hatch | UPVC double-glazed window | Doors to bedrooms and bathroom

BEDROOM ONE 12'5" x 12'5" (3.78m x 3.78m)

UPVC double-glazed window | Radiator | Television point

BEDROOM TWO 10'11" x 10'0" (3.32m x 3.05m)

UPVC double-glazed window | Radiator | Cupboard housing central heating boiler

BEDROOM THREE 9' 5" x 8' 2" (2.87m x 2.49m) max inc bulk head

UPVC double-glazed window | Radiator

BATHROOM

Radiator | Fully tiled walls | Bath with electric shower over and glass screen | Pedestal wash-hand basin and close coupled W.C

REAR GARDEN

Mostly paved with some graveled areas and decking | Fenced boundaries with side gate access | Cold water tap | Open aspect facing field | Sloping ramp access from the front of the property to a side gate leading to the rear door

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL copper wire

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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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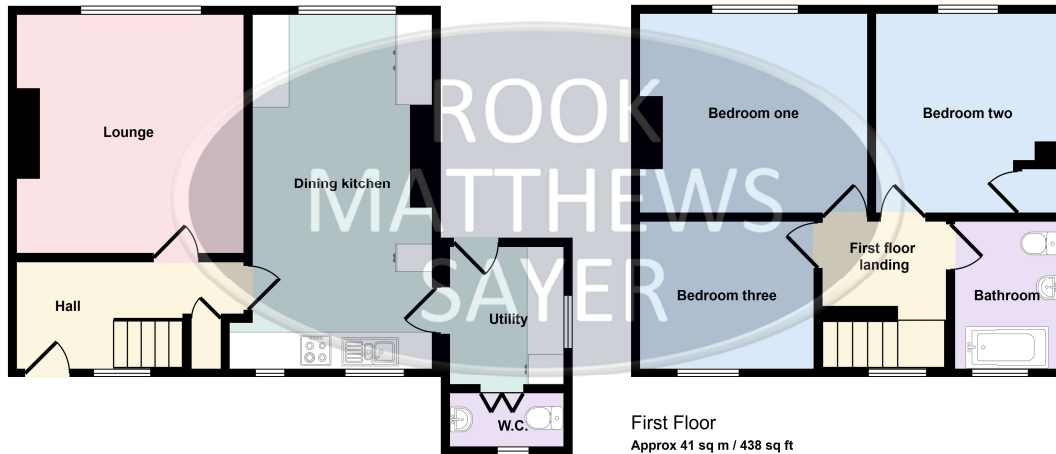


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Approx Gross Internal Area
87 sq m / 939 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft

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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