



Sea View | Alnwick | NE66 1RW

**£175,000**

Welcome to this charming stone terraced house that is currently up for sale in Alnwick.

The property is in good condition and includes character features such as high ceilings that create a spacious feel, and a wood burning stove in the lounge, perfect for those winter evenings.

The house boasts two well-appointed separate reception rooms, and a separate contemporary kitchen at the rear. Upstairs there are two bedrooms, both able to accommodate double beds, and a bathroom that has both a bath and a separate shower cubicle.

One of the most appealing aspects of this property is its outdoor space. It offers a lawn garden, perfect for enjoying the outdoors. To the rear, you will find a yard complete with out-buildings that provide additional storage

What's more, the property is currently tenanted with a rolling contract, making it an ideal purchase for anyone looking for an instant return on their investment. However, it can also be available with vacant possession if desired.

Location-wise, this house is a real winner. It's close to public transport links, local amenities and schools, making it a great choice for families or professionals alike.

Come and visit this delightful home and see for yourself the potential it holds.

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**Stone mid-terraced house**

**Two bedrooms**

**Front garden and rear yard**

**Modern fully fitted kitchen**

**Lounge and a separate dining room**

**Gas central heating**

**Currently tenanted but will be available with no chain**

**Bathroom with bath and separate shower cubicle**

**For any more information regarding the property please contact us today**

### **8 Sea View Terrace, Alnwick NE66 1RW**

#### **HALL**

UPVC entrance door | Staircase to first floor | Radiator

#### **LOUNGE 13' max into alcove x 11'4" (3.96m max into alcove x 3.45m)**

Double-glazed window | Wood burning stove | Cupboard in alcove | Radiator | Cornice and ceiling rose | Door to hall and dining room

#### **DINING ROOM 10'10" x 14'10" (3.30m x 4.52m)**

UPVC double-glazed window | Doors to kitchen and lounge | Radiator | Understairs storage cupboard

#### **KITCHEN 7'10" x 15' (2.39m x 4.57m)**

UPVC double-glazed window and door | Downlights | Part tiled walls | Fitted base units incorporating double porcelain sink, gas hob and extractor hood, electric oven, with space for fridge freezer, washing machine and tumble dryer | Plinth convector heater | Loft access hatch

#### **LANDING**

Loft access hatch | Doors to bathroom and bedroom

#### **BEDROOM ONE 10'10" x 10'7" (3.30m x 3.22m)**

UPVC double-glazed window | Radiator | Storage cupboard

#### **BEDROOM TWO 11'9" x 9'2" (3.58m x 2.79m)**

UPVC double-glazed window | Radiator

#### **BATHROOM**

UPVC double-glazed frosted window | Bath | Wash-hand basin | Close-coupled W.C | Wet wall shower cubicle with electric shower

#### **FRONT GARDEN**

Lawned garden with decked area and fenced boundaries

#### **REAR YARD**

Two brick outhouses | Cold water tap

**T: 01665 510044**

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

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