



Howling Lane | Alnwick | NE66 1ED

£130,000

This three-bedroom semi-detached house on a generous corner plot offers large gardens, and excellent potential for renovation and extension, ideally located near green spaces and the town centre.

ROOK
MATTHEWS
SAYER



SEMI DETACHED HOUSE

DOWNSTAIRS W.C.

FREEHOLD

LARGE CORNER PLOT

CLOSE TO TOWN LOCATION

NO FORWARD CHAIN

For any more information regarding the property please contact us today

18 Howling Lane, Alnwick NE66 1ED

A three-bedroom semi-detached house, available for sale with no onward chain and situated on a generous corner plot. Located conveniently close to green spaces and near the town centre.

One of the standout features of this property is the scope for extending, subject to planning permissions, making it ideally suited for growing families or those wishing to add extra living space. The large gardens offers an abundance of outdoor space—perfect for children to play or gardening enthusiasts.

Benefiting from a D-rated EPC, this home represents a solid foundation for future improvements. The residence does require renovation, presenting an exciting opportunity for buyers with a vision to modernise and add value according to their preferences.

In summary, this semi-detached house, set on a sizeable corner plot, delivers superb potential and considerable outdoor space—all within a convenient location close to both green spaces and the amenities of the town centre. Early viewing is highly recommended to fully appreciate the scope and possibilities this property presents.

ENTRANCE HALL

UPVC double-glazed entrance door | Staircase to first floor | Radiator | Door to lounge

LOUNGE 14'5" x 11'11" (4.39m x 3.63m)

UPVC double-glazed window | Radiator | Fireplace incorporating an electric fire | Doors to entrance hall & rear hall

REAR HALL

UPVC double-glazed external door | Radiator | Under-stairs storage cupboard | Internal doors to; kitchen, lounge, W.C.

KITCHEN 11' x 8'5" (3.35m x 2.56m)

Fitted units incorporating; stainless-steel sink, space for washing machine, space for cooker with gas and electric point, extractor hood, space for fridge-freezer

UPVC double-glazed window | Central heating boiler | Radiator

W.C.

Low-level W.C. | Wash-hand basin | Radiator | Single-glazed frosted window

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FIRST FLOOR LANDING

Radiator | Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE 12' x 8'8" (3.65m x 2.64m)

Front facing aspect | UPVC double-glazed window | Radiator | Built-in wardrobe

BEDROOM TWO 9' x 8'7" (2.74m x 2.61m)

Rear facing aspect | UPVC double-glazed window | Radiator

BEDROOM THREE 8' x 8'9" (2.44m x 2.66m) max measurement including bulk-head cupboard

Front facing aspect | Radiator | UPVC double-glazed window | Storage cupboard

BATHROOM 8'4" x 8'11" (2.54m x 2.72m)

Bath with tiled surround, electric shower | Close-coupled W.C. | Pedestal wash-hand basin | UPVC double-glazed rear facing frosted window | Radiator

EXTERNALLY

Gardens surrounding the property on three sides comprising a lawn and variety of planted trees & shrubs | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: 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: A

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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FLOOR PLAN

Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 34 sq m / 369 sq ft

Version 1

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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