



Sea View | Alnwick | NE66 1RW

£165,000

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

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.

ROOK
MATTHEWS
SAYER



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

ROOK
MATTHEWS
SAYER



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating and wood burning stove

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

AL009113/DM/CM/15.07.25 V2
23/07/25 AMENDED PRICE HM



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Approx Gross Internal Area
77 sq m / 829 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft

First Floor
Approx 34 sq m / 361 sq ft

AL009113 - Version 1.0

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 relation to this property.

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.

