



Allerburn Lea | Alnwick | NE66 2QP

£325,000

Welcome to this immaculate, upgraded three-bedroom detached house for sale, perfectly positioned in a sought-after area popular with families and first-time buyers. Situated near the beautiful Alnwick Gardens, this lovely property puts you within easy reach of local amenities and picturesque walking routes – ideal for those who enjoy an active lifestyle or peaceful weekend strolls.

This home stands out for its upgraded accommodation and friendly neighbourhood – making it just right for families or anyone looking to take their first step onto the property ladder.

Arrange your viewing today and start picturing your next chapter in this charming home!

ROOK
MATTHEWS
SAYER



DETACHED HOUSE

RE-FITTED KITCHEN

THREE BEDROOMS

CONSERVATORY

SINGLE GARAGE

BEAUTIFUL GARDENS

ENSUITE TO MASTER BEDROOM

DOWNSTAIRS W.C.

For any more information regarding the property please contact us today

166 ALLERBURN LEA, ALNWICK, NE66 2QR

Step inside to discover two inviting reception rooms, one featuring a stylish feature wall, a modern electric fireplace, and direct access to the conservatory, providing a warm and homely space to relax or entertain friends. The stunning kitchen that is part open-plan to the dining room, is equipped with sleek, re-fitted white units and offers direct access to the garden, making it perfect for alfresco dining or supervising children as they play outdoors.

Upstairs, the master bedroom room offers dual aspect windows, fitted wardrobes, and a contemporary en-suite for added privacy and comfort. There's an additional double bedroom with fitted wardrobes, and a third small double bedroom ideal for guests, children, or a home office.

The exterior of the property includes a beautifully maintained garden, secure parking, and the convenience of a single garage for extra storage.

HALL

UPVC Double-glazed entrance door | Laminate flooring | Radiator | Under stairs cupboard | Staircase to first floor | Open to dining room | Glazed door and window to kitchen, and door to lounge

LOUNGE 17'1" x 9'7" (5.20m x 2.92m)

UPVC double-glazed bow window to front | Electric fire | Feature wall with panelling | Coving to ceiling | Double-glazed French doors to conservatory | Vertical radiator

CONSERVATORY 9'2" x 6'6" (2.79m x 1.98m)

UPVC Double-glazed windows and French doors | Tiled Floor | Downlights | Electric wall heater | Power sockets

DINING ROOM 9'8" x 8'2" (2.94m x 2.49m)

UPVC double-glazed bow window | Laminate flooring | Radiator | Coving to ceiling | Open to kitchen

KITCHEN 17'11" x 8'3" (5.46m x 2.51m)

Contemporary white fitted wall and base units incorporating; a 1 ½ sink fitted with an instant boiling hot water tap, electric induction hob and extractor, electric oven (also an Air fryer oven), microwave, integrated dishwasher, fridge freezer, washer/dryer | Laminate flooring | Downlights | Cupboard housing boiler | W.C | Vertical radiator | UPVC Double-glazed French doors to garden | UPVC double-glazed external door to side

W.C

UPVC double-glazed frosted window | Close-coupled W.C | Wash-hand basin | Laminate flooring | Radiator

LANDING

UPVC double-glazed window | Storage cupboard | Amtico flooring | Loft access hatch

BEDROOM ONE 17'1" x 11'5" (5.20m x 3.48m)

UPVC double-glazed window front and rear aspect | Fitted wardrobes | Radiator | Door to ensuite | Feature panelled wall

ENSUITE

UPVC double-glazed frosted window | Wet wall corner shower cubicle with electric shower | Pedestal wash-hand basin | Close-coupled W.C | Chrome ladder style radiator | Extractor fan

BEDROOM TWO 8'11" x 9'8" (2.72m x 2.94m)

UPVC double-glazed window | Radiator | Sliding mirror door wardrobe |

BEDROOM THREE 9'8" x 7'11" (2.94m x 2.41m)

UPVC double-glazed window | Radiator

SHOWER ROOM

UPVC double-glazed frosted window | Walk-in shower with wet wall panels and main shower | Fitted cabinets with integrated wash-hand basin and W.C | Chrome ladder style radiator | Extractor fan | Wet wall panels | UPVC panelled ceiling

GARAGE 15'11" x 9' (4.85m x 2.74m)

Overhead storage | Light & power

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Currently SKY - type not known

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway and garage

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: D

EPC RATING: D

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



AL009165/DM/CM/28.07.2025/V1 - AMENDED PRICE

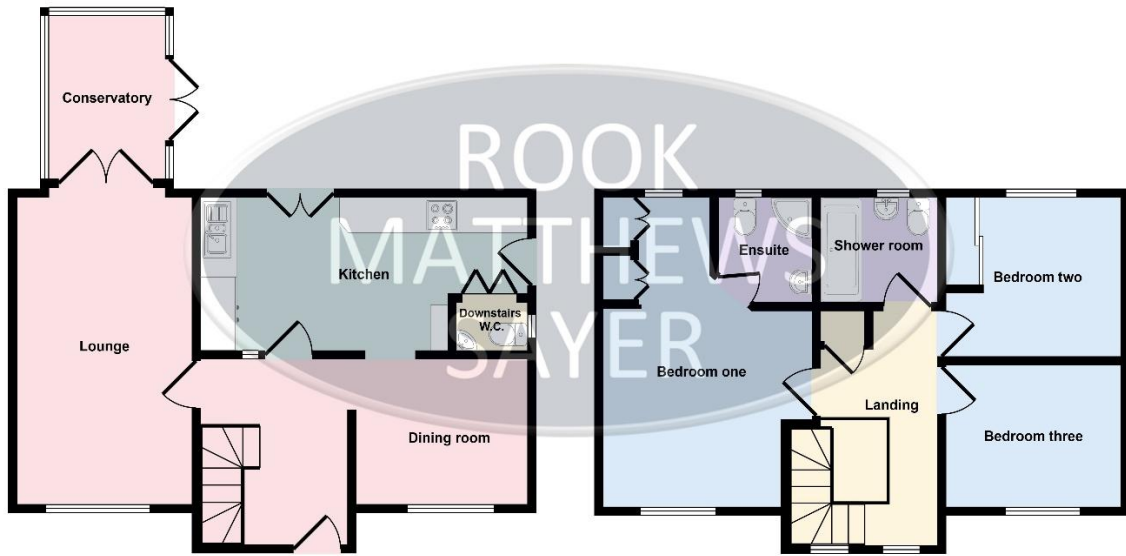


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Approx Gross Internal Area
97 sq m / 1041 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

First Floor
Approx 46 sq m / 494 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.

AL009165 VERSION 1



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