



Blakelaw Court | Alnwick | NE66 1BY

£185,000

This three-bedroom end-of-terrace house, situated in a quiet cul-de-sac within a modern development, featuring private parking, rear garden, and excellent potential for personalisation, making it an ideal opportunity for families, first-time buyers, or investors.

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END-TERRACED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

PRIVATE PARKING

PRIVATE REAR GARDEN

GAS CENTRAL HEATING

DOUBLE GLAZING

NO CHAIN

For any more information regarding the property please contact us today

1 Blakelaw Court, Alnwick NE66 1BY

Presented to the market is this three-bedroom end-of-terrace house, positioned within a small, modern development located in a tranquil cul-de-sac with no through traffic. The property boasts an open aspect to the front, complemented by a private drive directly to the front of the house and the added benefit of communal parking bays opposite.

The accommodation currently comprises two reception rooms, although some neighboring properties of the same style house have created one open-plan living/dining room instead, or the option of opening up the kitchen to the living space. With three bedrooms in total, this property includes two doubles, one of which benefits from built-in wardrobes, and a third single bedroom, ideal for use as a guest room or home office.

There is a private rear garden, providing an ideal outdoor retreat perfect for relaxation or social gatherings. The property is in need of some updating, making it an exceptional opportunity for first-time buyers, families, or investors wishing to add value and personalise their home.

Additional features include an EPC rating of C and a Council Tax Band B, ensuring manageable running costs. Residents will appreciate the proximity to local schools and a range of amenities in the nearby town centre and Willowburn retail park, enhancing everyday convenience.

This property's combination of potential, location, and family-friendly environment makes it a highly desirable choice for those seeking a home to make their own. Viewings are highly recommended to appreciate everything this property has to offer.

ENTRANCE PORCH

UPVC double-glazed entrance door | UPVC double-glazed window | Laminate floor | Double-door storage cupboard | Half-glazed door to lounge

LOUNGE 13'5" x 12'10" (4.09m x 3.91m)

UPVC double-glazed window | Radiator | Fireplace with electric fire | Dado rail

DINING ROOM 9' x 8'10" (2.74m x 2.69m)

Double-glazed French doors to rear garden | Laminate floor | Dado rail | Doors to lounge and kitchen

KITCHEN 9'9" x 6'10" (2.97m x 2.08m)

Fitted wall & base units incorporating; gas hob, electric oven, 1.5 stainless steel sink, space for washing machine, space for fridge-freezer

UPVC double-glazed window to rear | Part-tiled walls | Laminate floor

FIRST FLOOR LANDING

Storage cupboard housing central heating boiler | Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE 11'1" x 9'5" (3.38m x 2.87m)

UPVC double-glazed windows to rear | Radiator | Sliding door fitted wardrobes | Laminate floor

BEDROOM TWO 11'3" x 8'6" (3.43m x 2.59m)

UPVC double-glazed window to front | Laminate floor | Radiator

BEDROOM THREE 7' x 7'4 maximum measurements including bulk-head from staircase (2.13m x 2.23m)

UPVC double-glazed windows to front | Radiator

BATHROOM 6'2" x 5'5" (1.88m x 1.65m)

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

EXTERNALLY

Rear garden with fenced boundaries and side gate access | Patio areas | Timber shed | Decking areas | Feature planting front garden open to a drive for off-street parking | Small block-paved area | Planted shrubs

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: NOT KNOWN

Mobile Signal Coverage Blackspot: NO KNOWN ISSUES

Parking: PRIVATE DRIVE & COMMUNAL PARKING

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.

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009215/DM/CM/09.09.2025/V1

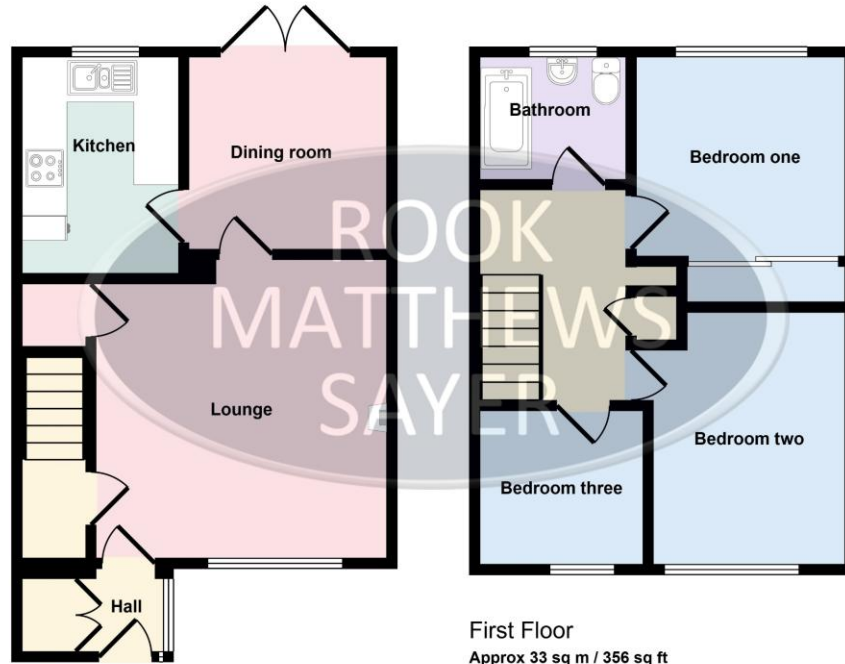


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Approx Gross Internal Area
69 sq m / 738 sq ft



AL009215 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.



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.



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