



West Parade | Alnwick | NE66 1QS

£155,000

This charming three-bedroom stone-built terraced house, full of period character and requiring renovation, is ideally located near Alnwick town centre and local amenities—an excellent opportunity for first-time buyers or investors with no onward chain.

ROOK
MATTHEWS
SAYER

 x 3  x 2  x 1

MID-TERRACED HOUSE HOUSE

FREEHOLD

TWO RECEPTION ROOM

GAS CENTRAL HEATING

THREE BEDROOMS

NO CHAIN

DOUBLE GLAZING

NEAR LOCAL SHOP AND SCHOOL

For any more information regarding the property please contact us today

4 West Parade, Alnwick NE66 1QS

Welcome to this charming stone-built terraced house, nestled within a highly sought-after location that's perfect for first-time buyers and investors alike. This period property is brimming with character, featuring high ceilings and a beautiful fireplace in one of the two reception rooms – providing the ideal spot for cosy evenings or entertaining friends and family.

Inside, you'll find three bedrooms: two spacious doubles and a versatile single that's ideal for a child's room, home office, or guest space. The property also benefits from one family bathroom, ready and waiting for your personal touch.

The house does require updating, offering a fantastic opportunity for you to create your dream home and add value along the way.

Location is everything and this property ticks all the boxes. You're just a short walk from the historic Alnwick town centre, with its wonderful selection of shops, cafes, and cultural attractions. Everyday essentials are easily taken care of with a local Co-op nearby, and Swansfield Park Primary School is within close reach, making this a great spot for families. Outdoor enthusiasts will love the proximity to local parks, and excellent public transport links mean you're never far from the rest of what Northumberland has to offer.

With no onward chain, this delightful home won't be around for long – book your viewing today and start imagining the possibilities!

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E: alnwick@rmsestateagents.co.uk

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HALL

Entrance door | Radiator | Staircase to first floor | Understairs cupboard | Doors to; lounge and dining room

LOUNGE 13'5" x 11 (4.09m x 3.35m)

UPVC double-glazed window | Fireplace incorporating a living flame effect gas fire | Radiator | Door to hall

DINING ROOM 15'9" x 12'2" (4.80m x 3.71m)

UPVC double-glazed window | Cupboard housing central heating boiler | Radiator | Concealed fireplace with an exposed brick hearth and a mantel piece | Coving to ceiling

KITCHEN 12'5" x 6'11" (3.78m x 2.11m)

UPVC double-glazed window | Radiator | Part tiled walls | Kitchen units comprising; integrated electric hob, oven and extractor fan, space for a washing machine, space for a fridge freezer, integrated dishwasher

LANDING

Doors to; bedrooms and bathroom

BEDROOM ONE 13'6" x 10'5" (4.11m x 3.17m)

UPVC double-glazed window | Radiator

BEDROOM TWO 8'2" x 8'1" (2.49m x 2.46m)

UPVC double-glazed window | Radiator

BEDROOM THREE 6'8" x 6'6" (2.03m x 1.98m)

UPVC double-glazed window | Radiator | Loft access hatch

BATHROOM

Bath with tiled surround | Electric shower | Pedestal wash-hand basin | Low level W.C | UPVC double-glazed frosted window | Radiator | Shelved storage cupboard

REAR YARD

Brick built outhouses | Gate to rear lane

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: None installed
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.

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Floorplan Coming Soon

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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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