



East Parade | Alnwick | NE66 1QT

£165,000

This stone-built end of terrace house with three bedrooms, a private yard, and a detached garage offers character, potential for modernisation, and a prime location near local amenities—ideal for first-time buyers or investors.

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END TERRACE HOUSE

FREEHOLD

THREE BEDROOMS

REAR YARD

GARAGE

NO CHAIN

For any more information regarding the property please contact us today

1 East Parade, Alnwick NE66 1QT

Perfect for first-time buyers or savvy investors, this stone-built end-terraced house has lots of potential and character, ready for those looking to put their own stamp on a home that just needs a bit of modernising to truly shine.

You'll find a generously sized reception room, featuring an eye-catching fireplace. The house boasts three bedrooms in total: two comfortable doubles and a further single, offering plenty of flexibility for growing families, guests, or even a handy home office.

There's a private rear yard that enjoys the south and west sun, providing a lovely outdoor space to enjoy sunny days and gatherings. From here, you can access the detached single garage—great for secure parking or extra storage. Although the frontage is pedestrian, on-street parking is conveniently available adjacent to the property, so having guests over is always easy.

Situated in a sought-after location, you're just a stone's throw from the local Co-op and the renowned 'Barter Books'—a treasure for book lovers. Excellent public transport links, reputable schools, local amenities, and nearby parks make everyday living both practical and enjoyable.

With a Council Tax Band A, this home offers affordable ongoing costs. Don't miss your chance to secure a property with so much potential in such a convenient spot. Get in touch today to arrange your viewing and imagine the possibilities!

ENTRANCE HALL

UPVC double-glazed door | Door to lounge.

LOUNGE 14' x 17'5 max (4.26m x 5.30m)

UPVC double-glazed window | Radiator | Wall lights | Inglenook fireplace with living flame effect gas fire | Staircase to first floor | Door to hall and kitchen.

KITCHEN 17' x 6'5 (5.18m x 1.95m)

Fitted wall and base units incorporating; stainless steel sink, integrated gas hob and electric oven with extractor hood, space for washing machine, space for undercounter fridge | UPVC double-glazed windows | Radiator | UPVC double-glazed door to rear yard | Wall mounted Baxi combi boiler | Door to lounge.

GARAGE 19'3 x 8'6 (5.86m x 2.59m)

Double timber doors | Door to side | Windows | Electric power sockets and light.

BEDROOM ONE 9' x 14'8 max into recess (2.74m x 4.47m)

UPVC double-glazed window | Radiator

BEDROOM TWO 10'11 x 8' (3.32m x 2.44m)

UPVC double-glazed window | Radiator | Loft access hatch

BEDROOM THREE 8'7 x 7'7 max (2.61m x 2.31m)

UPVC double-glazed window | Radiator

BATHROOM 8'10 x 5'7 (2.69m x 1.70m)

Bath with mains shower over and glass screen | Pedestal wash-hand basin | Close-coupled W.C. | Shaver point | Extractor fan | Radiator | Tiled floor | Part tiled walls | UPVC frosted double-glazed window

FIRST FLOOR LANDING

UPVC double-glazed window | Doors to bedrooms and bathroom

EXTERNALLY

Front gravel garden with railings | Paved rear yard with a side gate and access to garage

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: None installed

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.

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: A

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

AL009082/DM/CM/03.10.25/V1



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FLOOR PLAN

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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