



Arkle Court | Alnwick | NE66 1BS

£135,000

This well-presented one-bedroom end-of-terrace house for sale in a quiet Alnwick cul-de-sac offers a practical layout with garden access from the reception room, allocated parking, an EPC rating of C, Council Tax Band A, and is ideally located near amenities, transport links, with no onward chain.

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**x 1****x 1****x 1****END-TERRACE HOUSE****GAS CENTRAL HEATING****GARDEN****OFF STREET PARKING****NO ONWARD CHAIN****CONVENIENT LOCATION****IDEAL FIRST TIME BUYER PROPERTY OR BUY-TO-LET****For any more information regarding the property please contact us today****15 Arkle Court Alnwick NE66 1BS**

This one-bedroom end of terrace house is situated in a cul-de-sac position in a popular area within the historic town of Alnwick, offering a practical layout and a setting that will appeal to first time buyers and investors alike. The property is in good condition and includes a reception room with access to the garden, a kitchen, double bedroom, and bathroom. Outside, there is the added benefit of parking to the front and a rear garden with side access, providing useful outdoor space. The property may particularly appeal to a buyer who wants a location close to the Willowburn Retail Park and Leisure Centre, as well as Alnwick Town Football Club.

Alnwick's historic town centre is within easy reach, with its range of local amenities including supermarkets, independent shops, cafés and pubs. Alnwick Garden and the grounds of Alnwick Castle offer attractive green spaces, while there are numerous walking and cycling routes in and around the town and out towards the Northumberland countryside and coastline.

Public transport links are available via local bus services connecting Alnwick with surrounding villages, coastal towns and Newcastle. Road access is particularly convenient, with easy access to the A1 for journeys north towards Berwick-upon-Tweed and south towards Morpeth and Newcastle.

The property has an EPC rating of C and falls within Council Tax Band A. It is available for sale with no onward chain.

ACCOMMODATION**ENTRANCE HALL**

UPVC double-glazed entrance door | Laminate floor | Radiator | Door to living room

LIVING ROOM 12'6 MAX X 10'5 (3.81m x 3.17m)

UPVC double-glazed window and door to rear garden | Radiator | Laminate floor | Coving to ceiling | Under-stairs storage cupboard | Open to kitchen

KITCHEN 15'7 X 5'4 (4.75m x 1.62m) (4.75m x 1.62m)

Fitted wall base units incorporating; single drainer sink, space for electric cooker, space for fridge freezer | Tiled splashbacks

UPVC double-glazed windows to front and rear | Radiator | Laminate floor | Wall mounted Worcester boiler

FIRST FLOOR LANDING

UPVC double-glazed window | Storage cupboard | Doors to bedroom and bathroom

BEDROOM 10'8 X 12'5 (3.25m x 3.78m)

UPVC double-glazed window | Radiator | Built in wardrobe with sliding doors, hanging rail and shelves | Loft access hatch

BATHROOM

Bath with tiled surround and an electric shower with a glass shower screen | Close-coupled W.C | Pedestal wash-hand basin | Chrome ladder-style electric Radiator | UPVC double glazed frosted window



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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage/Driveway

MINING

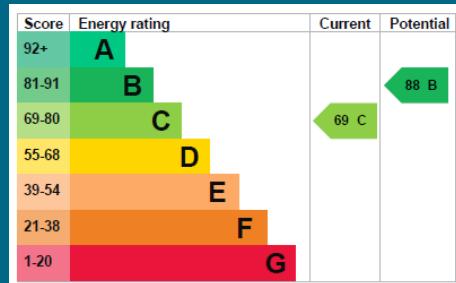
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C



AL009368/DM/CM



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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.

