



Park View | Alnwick | NE66 1QW

£285,000

A three-storey townhouse with flexible living space (potentially four or five bedrooms), integral garage, driveway parking and rear garden overlooking green space, set within walking distance of Alnwick town centre, good schools and transport links, and offered with no onward chain.

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 x 3-5  x 1-2  x 2

MID-TERRACE

THREE STOREY TOWNHOUSE

HOME OFFICE

ADDITIONAL FAMILY ROOM

GARAGE

GARDEN

NO CHAIN

OPEN PLAN FIRST FLOOR LIVING SPACE

For any more information regarding the property please contact us today

16 Park View Alnwick NE66 1QW

Offered for sale with no onward chain, a fantastic family home offering versatile accommodation over three floors, located within the historic town of Alnwick. Neutrally decorated and well-presented, the property benefits from an integral single garage, driveway parking and a rear garden with an outlook over green space and a park. The accommodation has the flexibility to be used as either; a five bedroom house, four bedroom and an additional living room, or a three bedroom with a home office and a separate additional living space. It is a great property for a growing family.

The ground floor includes a spacious reception room spanning the full width of the property with direct access to the rear garden; this space can alternatively be used as an additional bedroom. The main living accommodation is on the first floor, where an open-plan layout links the living room, dining area and kitchen. The living area is at the rear of the property and has superb views of the park beyond the rear garden. There is also a home office on this level, which can serve as a fourth bedroom if required.

On the second floor there are three bedrooms and a family bathroom. The master double bedroom features an en-suite shower room and built-in wardrobes, whilst the other double bedroom also includes fitted wardrobes. The third bedroom on this floor is a single room.

With an EPC rating of C, it has a good energy efficiency.

Located within walking distance of Alnwick town centre, the house is well placed for local amenities including supermarkets, independent shops, cafés and the renowned Barter Books. Nearby green spaces and parks provide attractive walking routes. A choice of nearby schools supports family living. Road links via the A1 give convenient access to Newcastle upon Tyne and Berwick-upon-Tweed, while Alnmouth for Alnwick railway station, a short drive away, offers services to Newcastle, Edinburgh and London.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite entrance door | Double door cloaks cupboard with a shelf and hanging rail | Staircase to first floor | Doors to ground floor family room, garage, and W.C.

DOWNSTAIRS W.C.

Close-coupled W.C. | Vanity unit with integrated wash-hand basin and mirror with feature lighting | Chrome ladder-style radiator | Wet-wall panelled walls | Tiled floor

GROUND FLOOR FAMILY ROOM (rear) 17' 2" x 11' 0" (5.23m x 3.35m)

UPVC window and French doors to rear garden | Ceiling downlights

GARAGE 18' 4" x 8' 9" (5.58m x 2.66m)

Electric roller door | Light & power sockets

FIRST FLOOR LANDING

LIVING ROOM (rear) 17' 4" x 11' 4" (5.28m x 3.45m)

UPVC double-glazed windows overlooking rear garden and green space beyond | Electric fire | Ceiling downlights | Open to dining area

KITCHEN & DINING (front) 17' 11" x 8' 1" (5.46m x 2.46m)

Kitchen area with fitted cabinets incorporating: 1.5 stainless steel sink, fridge-freezer, electric oven, microwave, induction hob and extractor, dishwasher, space for washing machine

STUDY/BEDROOM FOUR (front) 8' 9" x 6' 0" (2.66m x 1.83m)

SECOND FLOOR LANDING

BEDROOM ONE 11' 3" x 13' 4" (3.43m x 4.06m)

Attic style master bedroom - includes an en-suite, ceiling downlights and fitted wardrobes

EN-SUITE SHOWER ROOM

Shower cubicle with a mains powered shower | Vanity unit with integrated wash-hand basin and mirror with feature lighting | Close-coupled W.C. | Wet-wall panelled walls | Chrome ladder-style radiator | Shaver point | Extractor | Tiled floor

BEDROOM TWO (front) 12' 6" x 8' 2" (3.81m x 2.49m)

Attic style bedroom - includes fitted wardrobes

BEDROOM THREE (front) 8' 8" x 6' 6" (2.64m x 1.98m)

Attic style bedroom

BATHROOM

Jacuzzi bath | Close-coupled W.C. | Vanity unit with integrated wash-hand basin and mirror with feature lighting | Chrome ladder-style radiator | Wet-wall panelled walls | Tiled floor | Shaver point | Extractor

EXTERNALLY

Drive to the front, and a low maintenance rear garden split into two main sections consisting of decking and paving, with fenced boundaries

T: 01665 510044

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Unknown as to the current connection, but Fibre

Broadband is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and 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

AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

RESTRICTIONS AND RIGHTS

Restrictions on property: A restriction on this residential development means no parking of boats, caravans, or mobile homes on the premises.

Unfortunately we don't have any information at present to confirm whether this property can be used as a holiday-let rental.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01/01/2007 (107 years remaining)

Ground Rent: £100 per annum payable to Charles Church

COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area
133 sq m / 1434 sq ft
AL009349 Version 2



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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