



Carpenters Crescent | Alnwick | NE66 1DD

£248,000

This well-presented three-bedroom semi-detached house in Alnwick's sought-after Swordy Park development offers modern living ideal for families or first-time buyers, featuring a private garden, garage, and excellent access to local amenities, schools, and transport links.

ROOK
MATTHEWS
SAYER



Freehold Semi-detached house

Downstairs W.C

Dining kitchen

En-suite

Garage and driveway

Gas central heating and double-glazing

For any more information regarding the property please contact us today

5 Carpenters Crescent, Swordy Park NE66 1DD

A perfect property for first time buyers or young families, this well-presented three-bedroom semi-detached house is offered for sale within the recently completed 'Swordy Park' Taylor Wimpey-built development in Alnwick. It has the bonus of a detached garage, and a long drive that can accommodate two cars.

Overlooking the rear garden, the living space is a separate room that has large windows and French doors providing lots of natural light and direct access to the garden. The modern kitchen includes a small dining area and integrated appliances, creating a well-equipped area for breakfasting and daily meals. There are three bedrooms: a master bedroom with built-in wardrobes and its own en-suite shower room, a further double bedroom, and a single bedroom that may particularly suit a child, guest, or serve as a study as it is currently used.

Swordy Park is well-positioned for access to Willowburn Retail Park, Willowburn Leisure Centre, and the Duchess's Community High School. The neighbourhood is surrounded by green spaces, sports fields, a local play-park for small children within the estate, and walking/cycling routes, making it suitable for outdoor pursuits. The historic market town of Alnwick offers various independent shops, traditional pubs, and cafés, while the nearby Alnwick Garden and Castle provide further attractions.

For commuting, the A1 main road is easily accessible for journeys north and south. The East Coast Main Line railway station at Alnmouth is within easy reach, connecting to Newcastle in under 30 minutes and Edinburgh in approximately an hour.

HALL

Composite entrance door | Laminate floor | Staircase to first floor | Radiator | Doors to; kitchen, W.C, living room, and storage cupboard

LIVING ROOM 15'4 X 12'1 (4.67m x 3.68m)

UPVC double-glazed windows and French doors | Laminate floor | Radiator

KITCHEN 10'1 X 11'2 (3.07m x 3.40m)

Fitted units incorporating; electric oven, gas hob, extractor hood, dishwasher, 1.5 stainless steel sink, integral fridge freezer, integral washing machine | Central heating boiler housing | Tiled floor

DOWNSTAIRS W.C

Close-coupled toilet W.C | Pedestal wash-hand basin | Radiator | Tiled floor | Extractor

FIRST FLOOR LANDING

Loft access hatch | Radiator | Doors to bedrooms and bathroom

BEDROOM ONE 9'3 X 9'8 PLUS WARDROBE RECESS (2.82m x 2.94m)

Fitted wardrobes | UPVC double-glazed window | Radiator

Ensuite

Tiled shower cubicle | Close-coupled WC | Pedestal wash-hand basin | Extractor | Radiator | Tiled floor | Double-glazed frosted window

BATHROOM

Bath with tiled surround | Pedestal wash-hand basin | Close-coupled W.C | Tiled floor | Chrome ladder-style heated towel rail | Extractor.

BEDROOM TWO 10'9 X 8'7 (3.27m x 2.61m)

UPVC double-glazed window | Radiator

BEDROOM THREE 12'2 X 6'8 (3.71m x 2.03m)

UPVC double-glazed window | Radiator

GARAGE

Up & over door | Light and power points

EXTERNALLY

Front garden laid to lawn | Path to front door and driveway to the side, leading to the garage
Rear garden mainly laid to lawn with fenced boundaries and a small patio area | Cold water tap | Side access gate

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**ROOK
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PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas
 Broadband: Fibre to premises
 Mobile Signal Coverage Blackspot: Some providers may have 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

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

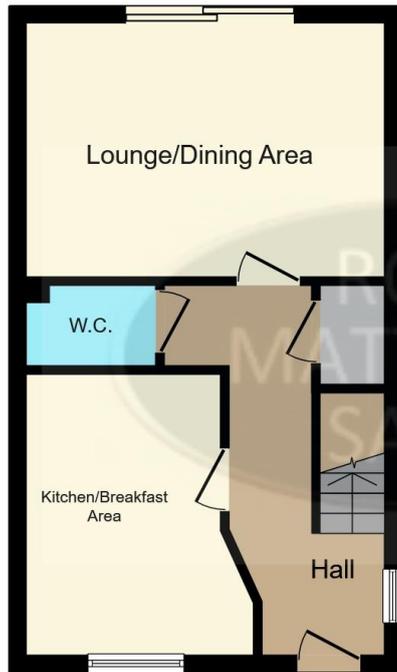
COUNCIL TAX BAND: C

EPC RATING: B

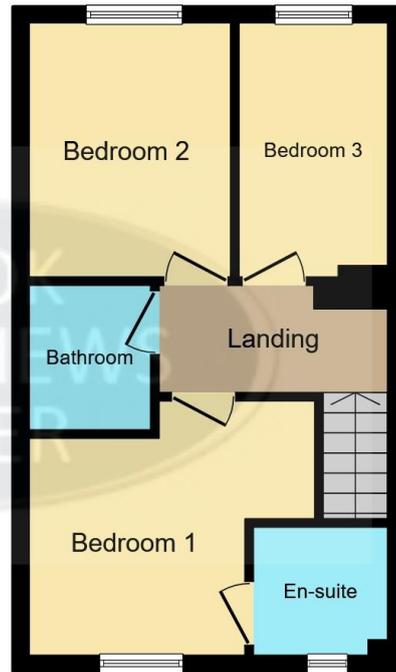
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009294 /DM/CM/19.11.25/V1
 HM/08/01/26 price change





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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