



Windsor Gardens | Alnwick | NE66 1LR

**Offers over £150,000**

A fantastic opportunity to acquire a well-located three-bedroom home on Windsor Gardens, just moments from Alnwick town centre. Offered with no onward chain, this property is perfect for first-time buyers, downsizers or investors looking for a project, boasting generous living space, a sunroom, and a substantial rear garden.

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## MID-LINK HOUSE

## NO ONWARD CHAIN

**CONVENIENT LOCATION CLOSE TO ALNWICK TOWN CENTRE & LOCAL AMENITIES**

**DINING KITCHEN WITH INTEGRATED APPLIANCES & SUNROOM ACCESS**

**IDEAL PROJECT OR INVESTMENT OPPORTUNITY**

**THREE WELL-PROPORTIONED BEDROOMS – TWO WITH FITTED STORAGE**

**SPACIOUS DUAL-ASPECT LIVING ROOM**

**SUNROOM OVERLOOKING REAR GARDEN**

**For any more information regarding the property please contact us today**

**116 Windsor Gardens, Alnwick, NE66 1LR**

Situated on the ever-popular Windsor Gardens in Alnwick, this three-bedroom property enjoys a convenient position close to the town centre, offering easy access to a wide range of shops, amenities and local facilities. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers seeking a home they can update and personalise to their own taste.

The accommodation begins with an entrance vestibule featuring a wood and glazed door, radiator, and staircase to the first floor, with glazed doors leading through to both the living room and kitchen. The spacious dual-aspect living room (11'2 x 18'1) is filled with natural light and features a stone fireplace with display shelving, incorporating a gas fire with tiled hearth, along with wall lights, a picture rail and radiators.

The dining kitchen (7'11 x 18'1) is fitted with a range of wall and base units with tiled splash-backs, incorporating a 1.5 stainless steel sink, integrated gas hob with extractor hood, and double electric oven. There is space for a fridge freezer, a radiator, and an under-stairs storage cupboard with plumbing for a washing machine. A UPVC double glazed window overlooks the front, while glazed double doors lead into the sunroom and a separate door provides access to the side passage.

To the rear, the sunroom (10'1 x 6'5) offers a pleasant additional reception space with timber-framed windows, radiator, power and lighting, and a glazed door opening out onto the rear garden.

A useful side passage runs alongside the property, providing access from the front to the rear garden without passing through the main accommodation, and offers valuable additional storage space.

To the first floor, the landing includes a UPVC double glazed window, loft access hatch, and doors leading to three bedrooms and the shower room. The main bedroom (11'4 plus wardrobes x 12'3) is positioned to the front and benefits from built-in wardrobes and cupboards, including housing for the hot water tank. Bedroom two (13'9 into recess x 8'10), also to the front, features a UPVC double glazed window, radiator, fitted cupboards and a dressing table. Bedroom three (8'11 x 9'1) is located to the rear and includes a UPVC double glazed window and radiator.

The shower room is fitted with a double shower cubicle with mains-powered shower and wet wall panels, pedestal wash hand basin, close-coupled WC, chrome-style radiator, and a UPVC double glazed frosted window.

Externally, the property benefits from a low-maintenance front garden, mainly laid to gravel with fenced boundaries, steps leading to the path, and on-street parking available nearby. To the rear is a generous, mature garden enclosed by fencing, featuring a lawn, established bushes and trees, a leek trench, patio area, and a hard-standing suitable for a greenhouse.

This property is ideal for first-time buyers, those looking to downsize while remaining close to the town, or purchasers seeking a property to improve or investment opportunity in a convenient location.

**T: 01665 510044**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: It isn't evident that there is a Broadband connection in place at the property, but we understand that the Open Reach Website confirms Full Fibre Broadband is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

#### 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:** Currently awaiting EPC



AL009530/DM/TB/21.04.26/V1



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Approx Gross Internal Area  
96 sq m / 1029 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft

First Floor  
Approx 45 sq m / 483 sq ft

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.

AL009530 VERSION 1

**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.

**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.



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