

Hotspur Place | Alnwick | NE66 1QF

£240,000

A successful holiday let in the heart of Alnwick, this charming stone-built house offers three bedrooms, two reception rooms and a small private rear yard. Combining character features with modern comforts, and available with no onward chain, it's an ideal investment, holiday home or permanent residence.

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X 3 X 2 X 1

TOWN CENTRE LOCATION

CONTEMPORARY SHOWER ROOM

STONE -BUILT MID-TERRACED

ENCLOSED REAR YARD

NO ONWARD CHAIN

GAS CENTRAL HEATING

For any more information regarding the property please contact us today

Currently used as a successful holiday-let rental and situated in the heart of Alnwick, this attractive mid-terraced stone-built home offers spacious and well-presented accommodation arranged over two floors. Ideally located within easy walking distance of the town's range of shops, cafes, restaurants and local amenities, the property presents an excellent opportunity for first-time buyers, families, investors or those seeking a convenient town centre residence. Benefitting from double-glazing, gas central heating and no onward chain, early viewing is highly recommended.

The property is entered via a welcoming entrance hall, with doors leading to the reception rooms and a staircase rising to the first floor.

To the front of the house, the living room is a comfortable and inviting space, featuring an attractive cast-iron fireplace with a tiled hearth, creating an appealing focal point to the room.

Positioned to the rear, the generous dining room provides ample space for family dining and entertaining. A useful built-in cupboard currently accommodates a tumble dryer and shelving storage.

Accessed from the dining room, the galley-style kitchen is fitted with a range of modern wall and base units complemented by wood-effect work surfaces. Features include a one-and-a-half bowl stainless steel sink, space for an electric cooker, washing machine, dishwasher and fridge/freezer. The kitchen is finished with tiled flooring and partially tiled walls.

The first floor offers an interesting split-level layout. A staircase leads initially to a double bedroom situated above the rear kitchen extension. The main landing is particularly spacious and benefits from a Velux roof window and an inspection hatch providing access to the loft space.

The principal bedroom is located at the front of the property and is a well-proportioned double room. The third bedroom is positioned to the rear and is currently arranged as a twin room with tandem single beds, making it ideal for children, guests or as a flexible home office space.

Completing the accommodation is a stylish shower room fitted with a contemporary walk-in shower enclosure featuring tiled-effect wet wall panelling, a mains-fed rainfall shower with separate handheld attachment, WC, pedestal wash hand basin, attractive half-height panelled walls, and a Victorian-style radiator.

Externally, the property benefits from an enclosed rear yard offering space for outdoor seating and al fresco dining. The yard also features a cold-water tap and a rear access gate for added convenience.

This characterful town centre home successfully combines traditional features with modern comforts and presents a fantastic opportunity to acquire a conveniently located property in one of Northumberland's most sought-after market towns.

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LIVING ROOM 4.27m x 3.25m (14' x 10'8)

DINING ROOM 3.18m x 4.29m (10'5 x 14'1)

KITCHEN 4.32m x 1.73m (14'2 x 5'8)

BEDROOM ONE 4.29m x 2.59m (14'1 x 8'6)

BEDROOM TWO 2.11m x 3.94m (6'11 x 12'11)

BEDROOM THREE 4.32m x 1.88m (14'2 x 6'2)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: FTTC
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.

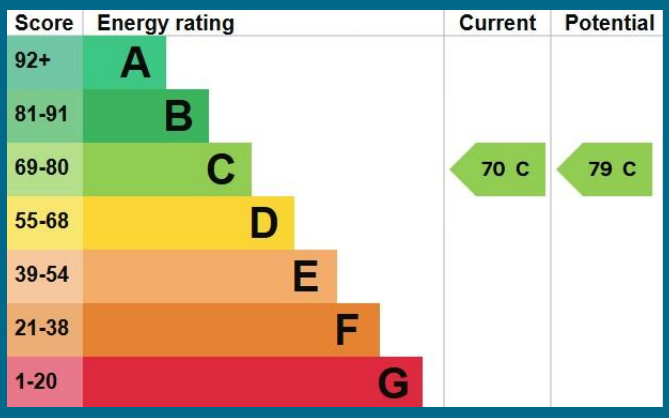
AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: Currently used as a holiday let – therefore small business rates apply at present.

EPC RATING: C

AL009851/DM/VG/04.11.2026/V.1



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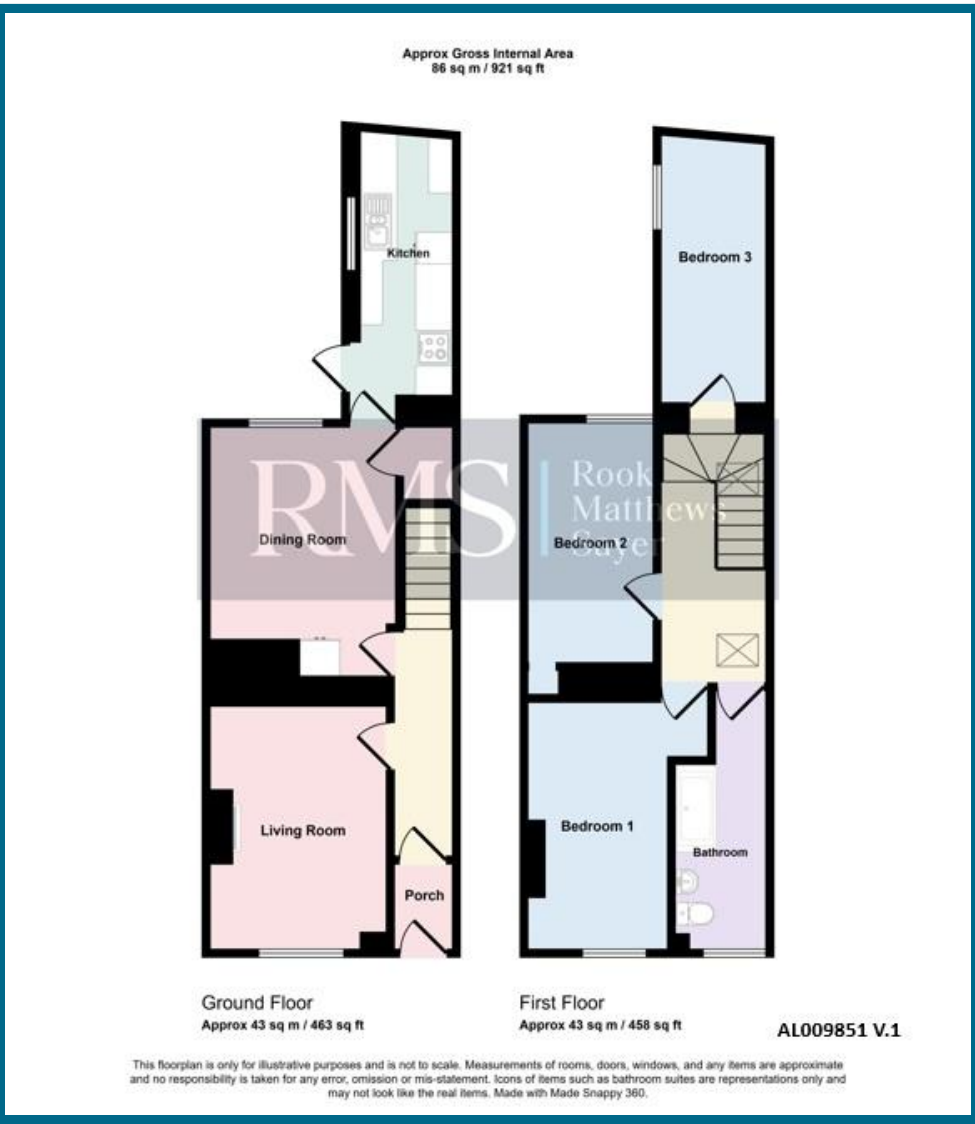


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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute 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.

The Property Ombudsman

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