

Blakelaw Court, Alnwick, Northumberland

£155,000



Full Description

A beautifully well-presented and appealing home offering light and bright contemporary living. Sold with no chain, Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed property located in the Northumberland town of Alnwick. This wonderful home benefits from driveway parking, an attractive low maintenance rear garden, uPVC windows and doors, gas central heating and all the other usual mains connections. As a main or second home, this property is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops, schools and bus stops.

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

Entry is via the front door which opens into a beneficial porch bathed in natural light courtesy of a large window to the side. A useful storage

cupboard offers space for coats and shoes and suchlike.

A wood and glass door leads into a glorious lounge with stairs ascending to the first floor and a window taking advantage of views to the front of the property towards the coast and the sea. This is a lovely open plan room, with a stunning feature wall, in which to spend time with family and friends.

The kitchen offers a good number of wall and base units with a white high gloss door complemented by a contrasting blue-toned granite look work surface and black splash back tiling. There is space and plumbing for a washing machine and space for a tumble dryer, a fridge-freezer and a free-standing cooker beneath a built-in extractor fan. A window above the single bowl stainless steel sink provides uninterrupted views over the private rear garden which is accessed from the kitchen by a uPVC door. The space is finished practically with attractive flooring.

Taking the stairs, with a desirable central runner, to the first floor, the landing opens out to two bedrooms and the family bathroom. There is a useful built-in alcove space ideal for additional storage.

The principal bedroom is a large double room with a window to the front of the property capturing views over Alnwick towards the coast and the sea. This carpeted room offers two built-in wardrobes.

Bedroom 2 is a single room taking advantage of the pleasant views over the rear garden. Another light, bright and restful room.

The bathroom, with a cupboard housing the Baxi gas boiler for ease of access, comprises a white bath with an electric shower over behind a bi-fold glass screen, a ladder chrome heated towel rail, a close coupled toilet with a push button, a white high gloss vanity unit with a hand wash basin on top with Victorian style lever taps, and a wall mounted mirrored cabinet. The space is finished with fully tiled walls and vinyl flooring which creates a crisp and fresh look illuminated by natural light entering via a window to the rear.

Externally, the low maintenance rear garden is tiered with steps between and is securely fenced to allow children and family pets to play safely. A rockery at the foot adds appeal and a garden shed is the ideal place in which to house garden accessories. There is space on a good-sized patio to enjoy al fresco dining with family and friends during the warm summer months or to relax with a cup of coffee or glass of wine at the end of the day. This delightful property, located within Alnwick's golden triangle, is one not to be missed.

Tenure: Freehold

Council Tax Band: A, £1763.08

EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is

£60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- No chain
- Light and spacious
- Garden
- Driveway parking
- Views over Alnwick
- Sought after residential location
- Walk into Alnwick
- Close to bus stop
- Alnwick school catchment

Contact Us

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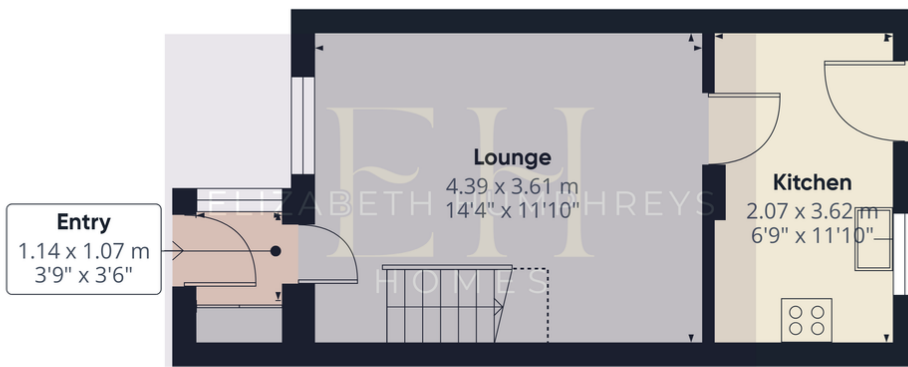
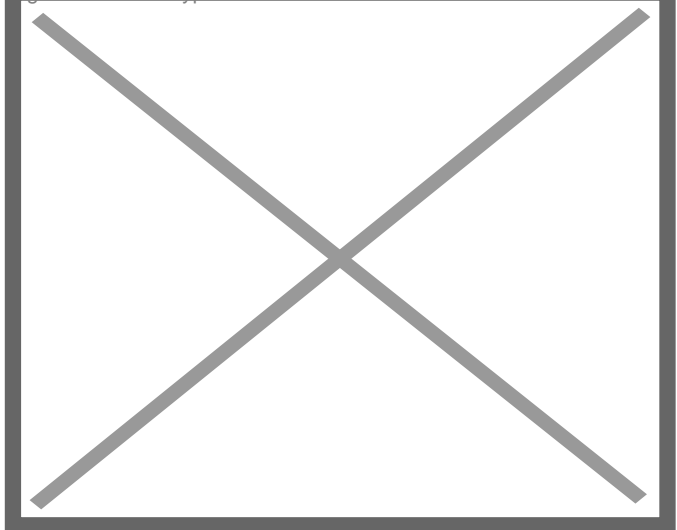


Energy Efficiency Rating

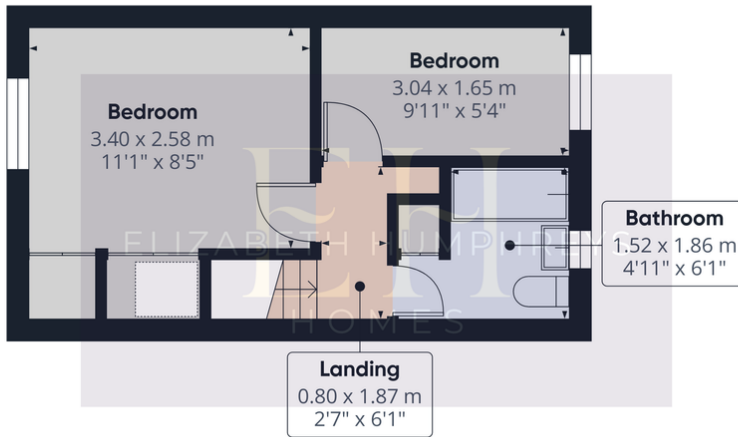
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		94
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area⁽¹⁾

45.4 m²
488 ft²

Reduced headroom

1.3 m²
14 ft²

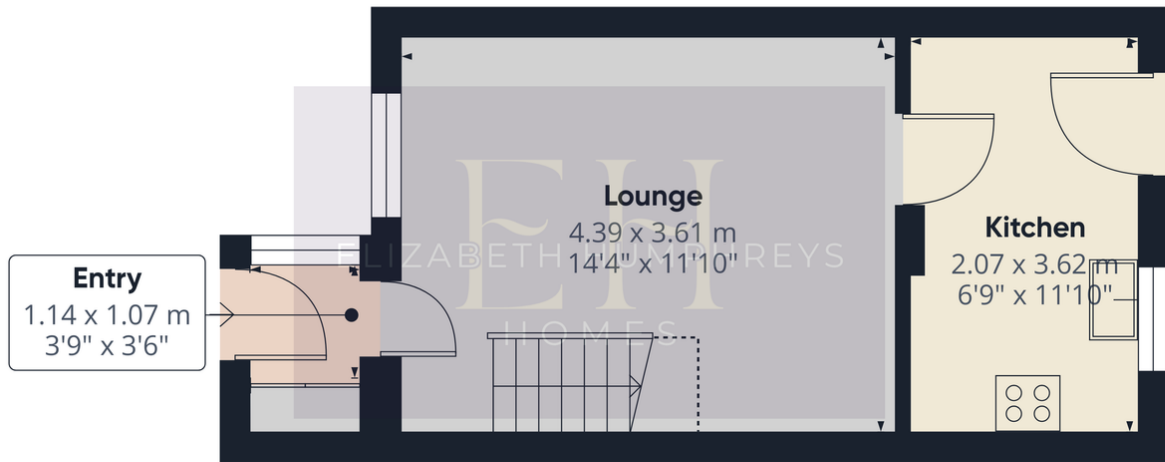
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
25.2 m²
271 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces

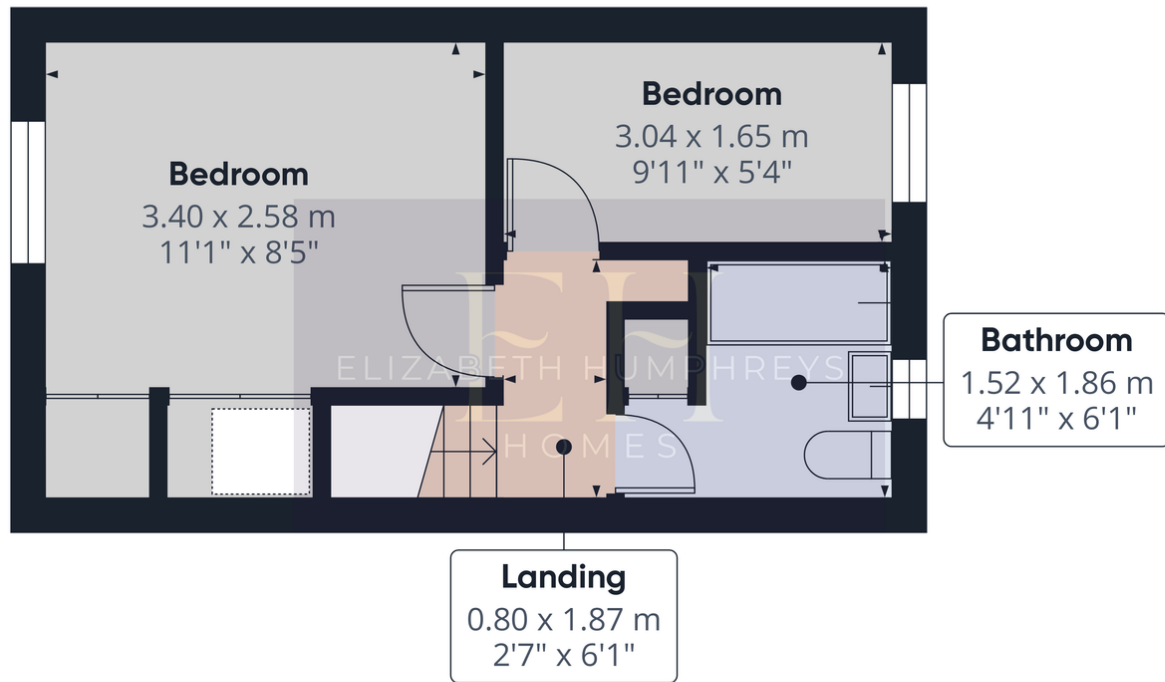
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Approximate total area⁽¹⁾
20.2 m²
217 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1