

Blakelaw Road, Alnwick, Northumberland

Offers Over £300,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed semi-detached property in the Northumberland market town of Alnwick. Recently modernised and with no chain, the property benefits from oak doors, attractive front and rear gardens, a single garage with a roller shutter door, uPVC windows and doors, gas central heating and all the other usual mains connections. This property is located in a much sought-after area and is within walking distance of the town centre.

Alnwick, with its cobbled streets and beautiful old buildings, has recently had the honour of being voted one of the best places to live in the UK. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and gardens. 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. The town centre also has excellent amenities including, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Entry is via the front door into an internal porch showcasing terracotta floor tiles and attractive neutral decoration. A door leads to the main hallway with stairs leading to the first floor and various doors leading off. The vinyl flooring of the hallway works in harmony with a grey stair carpet. There is a good-sized storage cupboard beneath the stairs which is an incredibly useful space. Natural light is enhanced by spotlights to the ceiling.

The first main door leads to the spacious lounge which is bathed in natural light courtesy of the large box bay window overlooking the front of the property. The silver-grey carpet creates a sumptuous feel within this glorious room.

The kitchen-diner extends the full width of the property and is a wonderfully spacious modern room. There are plenty of grey cement-coloured wall and base units with stunning black door furniture complemented by a white granite work surface. There is a ceiling-fitted extractor fan above a four-burner induction hob, an electric under-bench oven, a fully integrated full-sized Bosch dishwasher and a white single bowl sink dropped into the granite work surface with a drainer cut into the side. The Worcester gas boiler is housed in a corner cupboard for ease of access and there is another large cupboard that would make a good pantry. In addition, there is a breakfast bar area offering further seating in this lovely sociable space. A set of French doors lead from the dining end into the garden and a large window overlooking the garden, both of which allow a tremendous amount of natural light to enter. Further lighting is by way of spotlights to the ceiling.

The patio leading from the dining room is perfect for alfresco dining and creates a French-continental feel. A large utility room is accessed from the kitchen and has a door leading to the rear garden. A skylight allows natural light to enter with additional lighting by way of ceiling spotlights. The same cement-coloured wall and base units feature here creating a seamless transition between the two spaces. There is a single bowl stainless steel sink set into a granite-effect work surface, and plumbing and space for a washing machine. The ground floor WC is accessed from here which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close-coupled WC and a hand wash basin. A door from here provides useful access to the single garage.

Taking the stairs to the first floor, the landing, with loft access above, opens out to three bedrooms and the family bathroom. The silver-grey carpet furnishes the bedrooms beautifully.

The master bedroom is a good-sized double overlooking the front of the property. Additional lighting is by way of spotlights to the ceiling.

Bedroom 2 is another good-sized double with ceiling spotlights. Natural light enters via a window overlooking the garden.

Bedroom 3 is a large single taking advantage of the attractive views to the front. This room also features spotlights to the ceiling.

The family bathroom has been recently fitted and incorporates quality ceramics. The suite comprises an attractive grey vanity unit with a sink on top and two drawers offering excellent storage potential, a white bath with

a waterfall shower and a separate shower behind a glass shower screen, a dark slate grey ladder heated towel rail, and a close coupled WC with a push button. Two windows overlooking the rear allow for natural light with additional lighting by way of spotlights and the space has been finished with marble effect tiling to the floor and walls

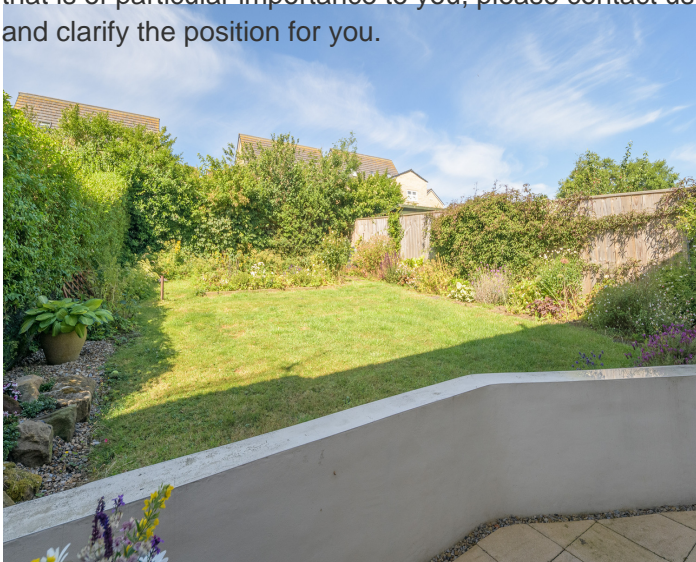
Externally the rear garden showcases a Mediterranean-feel terrace accessed from the kitchen-diner. There is a good-sized lawned area in addition to a gravelled sitting area at the foot of the garden.

EPC: C

Council Tax Band: B £1690.79

Freehold

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

- Key features
- Rewired
- No chain
- Garage Driveway parking
- New kitchen New bathroom
- Light and spacious
- Bus route Walk to shops
- Full description
- Tenure: Freehold

Contact Us

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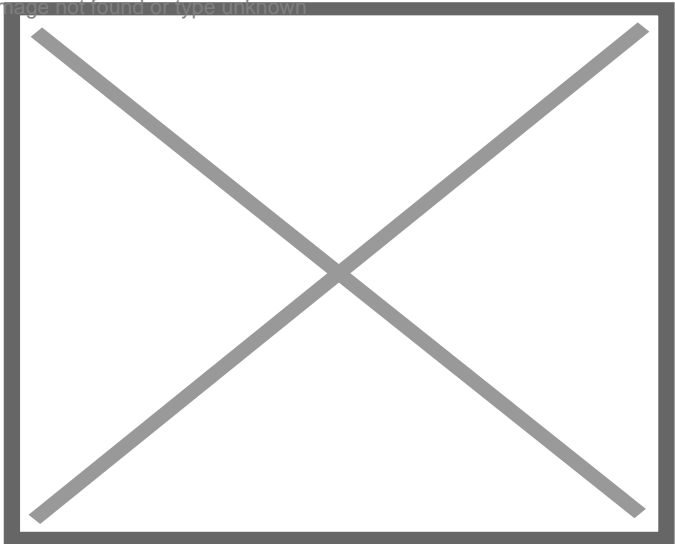


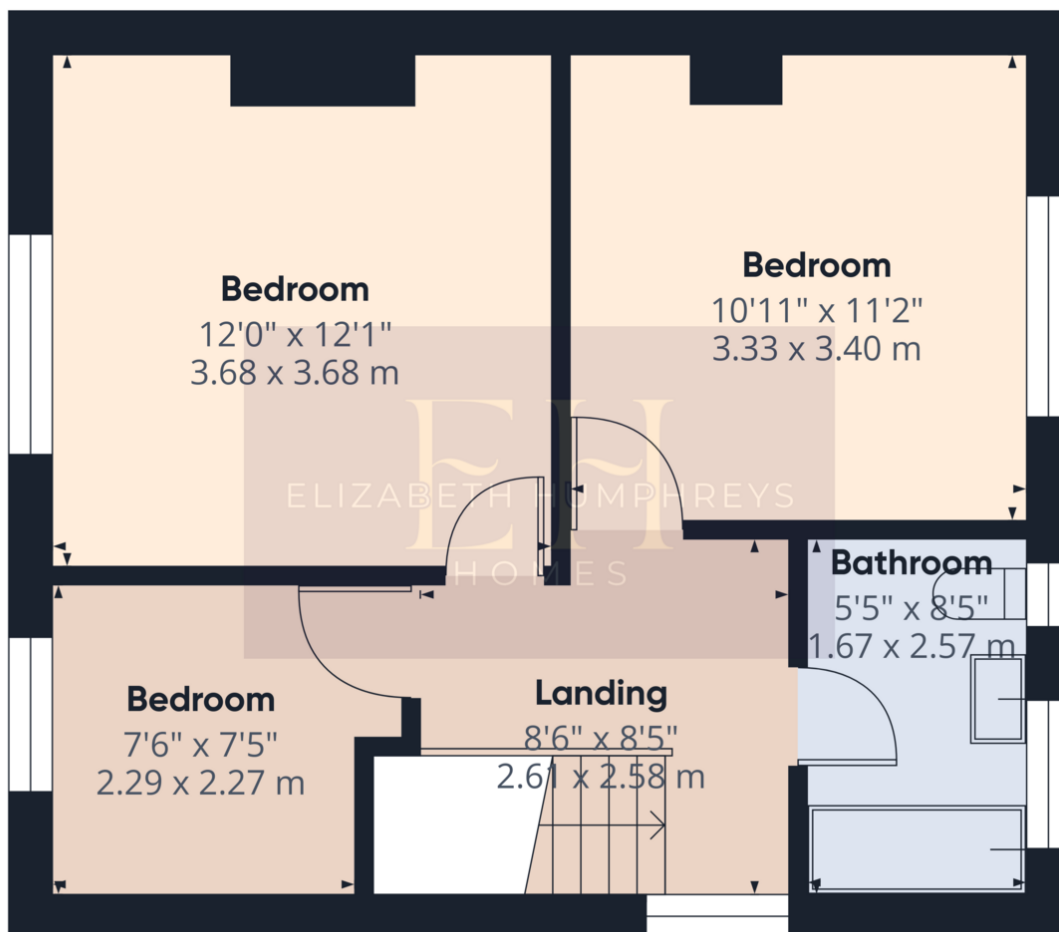


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Floor 1

Approximate total area⁽¹⁾
420 ft²
39 m²

(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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