

# Bridge Street, Alnwick, Northumberland

Offers Over £280,000



## Full Description

A statement property oozing boutique show home style whilst retaining many period features located in a desirable residential area. Elizabeth Humphreys Homes are delighted to welcome to the market this exquisite 3 bedrooomed mid-terraced stone-built property. Benefiting from a full renovation including a complete re-wire, updated plumbing and a newly fitted kitchen and bathroom, this property features an attractive front garden with natural stone paving, uPVC windows and a composite front door, quality internal pine doors, beautiful décor and all the other usual mains connections. Superbly located within walking distance of the town centre, local shops and bus stops and minutes from the Alnwick Playhouse, The Alnwick Garden and Lilidorei, this property is unoccupied and ready and waiting to welcome its new owners.

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.

The composite front door opens into an internal porch with original coving and stunning décor including Victorian style radiators which add further charm. A wood and glass door leads into the main hallway with stairs ascending to the first floor and two doors leading off. Karndean-type flooring in a parquet herringbone design extends to most of the ground floor areas creating a seamless transition between the different spaces in addition to working in harmony with the dado rail and coving ensuring a stylish look. The space beneath the stairs has been creatively remodelled to incorporate a beautifully decorated ground floor visitor's WC. The suite comprises a vanity unit with a sink on top and a close coupled toilet with a push button. Also there is a useful storage cupboard.

The lounge-diner, with original stripped wood floorboards, picture rail, large skirting boards and beneficial storage, is a wonderfully inviting room with two glorious stone fireplaces with stone slab hearths forming pleasing focal points which are illuminated by a wealth of natural light entering via two large windows. Embracing natural and earthy tones beautifully, this is a superb room in which to spend time with family and friends exchanging stories of the day.

Located at the rear of the property, the newly fitted kitchen offers a good number of wall and base units with grey interiors and soft-close navy-blue doors complemented by a white granite work surface with a matching upstand. There is a single bowl stainless steel sink dropped into the granite work surface with a drainer cut in to the side, a fully integrated fridge-freezer, an AEG induction hob beneath an AEG extractor fan, an eye-level AEG oven and a fully integrated full-sized dishwasher. There is plumbing and space for a washing machine and the newly fitted boiler is housed in a cupboard for ease of access. The space is finished with bushed chrome switches and sockets, ceiling spotlights and a designer-looking radiator. Natural light enters via a large window overlooking the rear and a uPVC door provides access to the rear courtyard.

The pretty staircase ascends to a half landing which leads to the newly fitted family bathroom with wood panelling to two walls complemented by brick look tiling and wood look floor tiles which creates a stunning New York loft apartment effect. The suite comprises a large double ended white bath with wall mounted taps and an illuminated niche extending full length, a close coupled toilet with a push button behind, a pedestal wash hand basin with a black tap over, an illuminated mirror, an extractor fan and a black water fall shower head and a separate shower head behind a walk behind black and glass shower screen with a wet room floor and external controls. Under floor heating, Natural light enters via two windows overlooking the side of the property with additional lighting by way of ceiling spotlights. A black heated towel rail ensures added comfort.

The staircase continues to the main landing, with loft access above, which opens out to three bedrooms all retaining lovely period features. There is also a useful storage cupboard.

The primary bedroom is a spacious double with a large uPVC window overlooking the front of the property. A cast iron fireplace with a slate hearth forms an exquisite focal point, and a Victorian style radiator adds further comfort.

Bedroom 2 is another large double bedroom with a fireplace matching that of the primary bedroom. A uPVC window overlooks the rear: another gloriously light, bright and restful room.

Bedroom 3 is an airy single room with a view over the front of the property.

Externally, the front garden, with a natural hedge and iron gate offering an element of privacy, is a pleasant space in which to sit with a cup of coffee or glass of wine. To the rear, the courtyard, with natural stone paving and beautiful stone walls, is a secure and private space in which you can enjoy al fresco dining or share a barbecue with family and friends. A gate leads out to the rear lane which extends behind the property.

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Freehold

Council Tax Band: B

EPC: C

#### 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
- Freehold
- Newly refurbished
- New designer bathroom
- New quality modern kitchen
- Stunning interiors
- Lovely out door spaces
- New heating and electrics

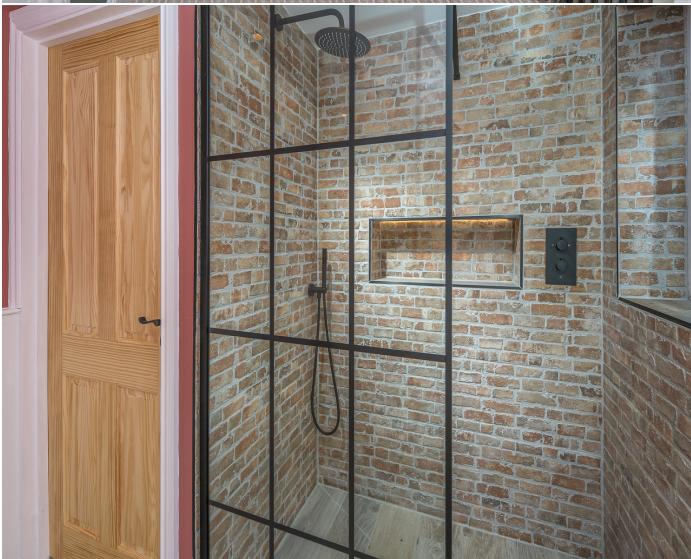
## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)













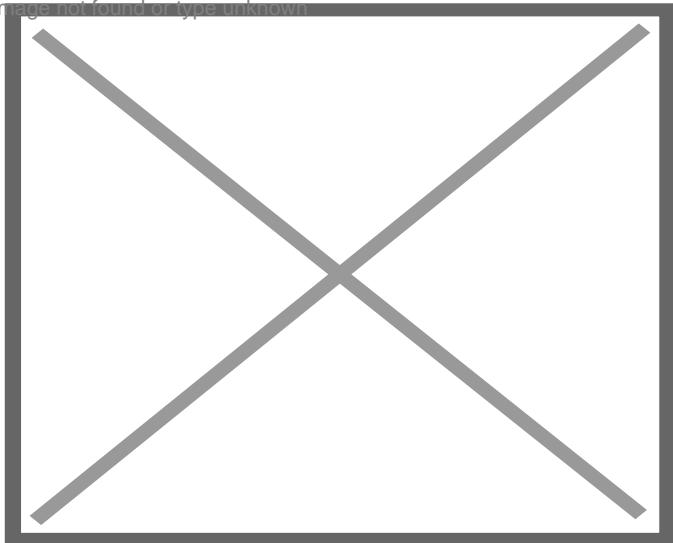
Energy Efficiency Rating

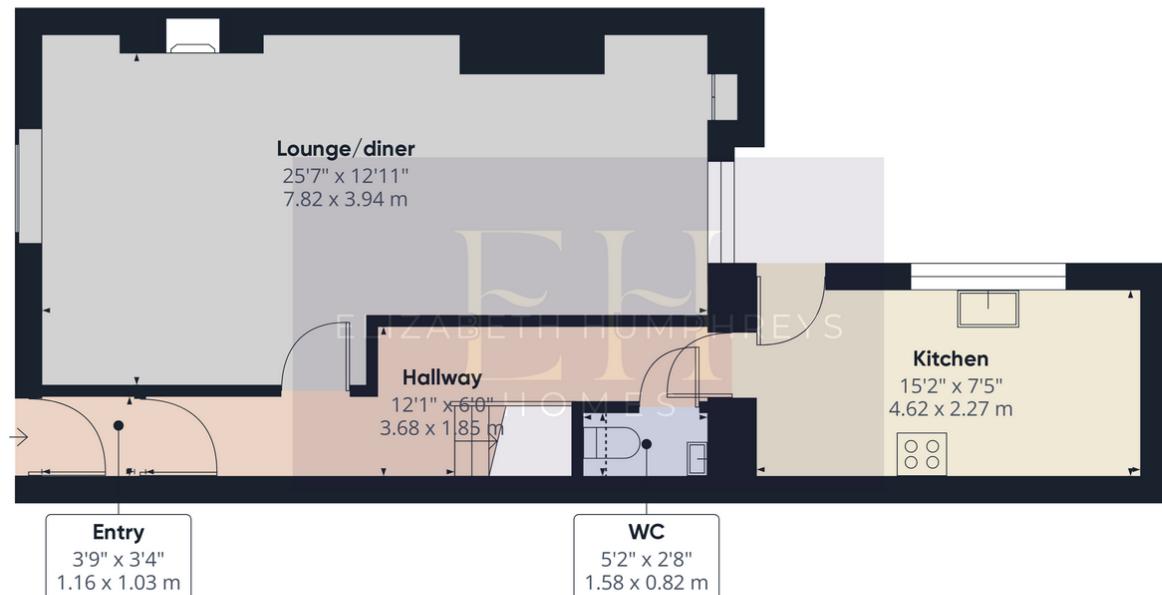
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>

550.37 ft<sup>2</sup>  
51.13 m<sup>2</sup>

Reduced headroom  
2.29 ft<sup>2</sup>  
0.21 m<sup>2</sup>

(1) Excluding balconies and terraces

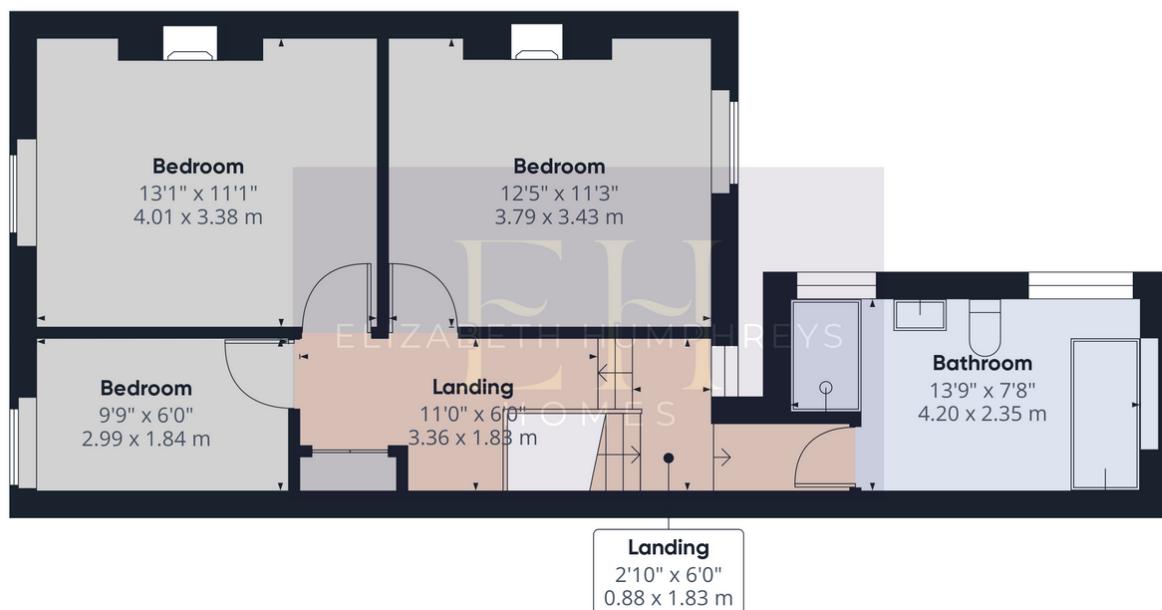
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area<sup>(1)</sup>

529.49 ft<sup>2</sup>  
49.19 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1