

Clayport Gardens, Alnwick, Northumberland

Offers Over £100,000



Full Description

A Two-Bedroom Home with Excellent Potential and No Onward Chain

Offered for sale with no onward chain, this two-bedroom home presents an appealing opportunity for purchasers looking for a property they can move into while gradually updating and personalising to their own taste. With two double bedrooms, useful built-in storage, a lawned front garden with potential for off-street parking and a low-maintenance rear yard, it offers practical accommodation with scope for improvement.

Alnwick – Historic Charm, Vibrant Town Living and the Northumberland Coast

Steeped in history and surrounded by some of Northumberland's most beautiful countryside, Alnwick is a wonderfully vibrant market town, combining magnificent architecture, an exceptional range of amenities and an enviable lifestyle just a short distance from the coast.

The bustling historic centre offers an appealing mix of independent boutiques, specialist shops, traditional pubs, welcoming cafés and excellent restaurants. Complementing these is an increasingly comprehensive retail offering, with several major supermarkets and a

newer shopping area featuring familiar national names including Next, M&S Foodhall, The Range, GO Outdoors and Turnbolls, alongside B&M and other established retailers. This combination of independent businesses and larger brands makes Alnwick an exceptionally convenient place for everyday living.

The town is perhaps most celebrated for its magnificent Alnwick Castle and internationally renowned Alnwick Garden, while the much-loved Alnwick Playhouse brings theatre, cinema, music and live entertainment to the heart of the community. The famous Barter Books, housed within the former railway station, adds yet another unique dimension to the town.

For those who love the outdoors, the location is exceptional. Beautiful countryside walks, including the historic parkland of Hulne Park, are close at hand, while the spectacular Northumberland coastline is only a short drive away. The sandy beaches of Alnmouth, Boulmer and Embleton provide wonderful opportunities for coastal walking, family days out and simply enjoying the fresh sea air.

With convenient access to the A1 and rail connections available from nearby Alnmouth, Alnwick is also well positioned for travel further afield.

A town with a remarkable past and a wonderfully lively present, Alnwick offers an outstanding quality of life – where historic streets, excellent shopping, culture, coast and countryside come together in one very special place to call home.

Ground Floor

The front entrance opens into a hallway with stairs rising to the first floor and a solid timber door leading into the sitting room.

The sitting room is a good-sized, comfortable space with a large window overlooking the front garden, providing plenty of natural light. There is a feature fireplace, timber-effect flooring and ample room for sofas and accompanying furniture.

A further door leads through to the kitchen at the rear.

The kitchen has tiled flooring, a modest range of existing units, a stainless-steel sink and tiled splashbacks. Two windows overlook the rear yard, while a partially glazed timber door provides direct access outside.

There is an opportunity here to introduce a new kitchen layout and finishes to suit individual preferences. A particularly useful pantry beneath the staircase provides additional storage.

First Floor

A carpeted staircase rises to the landing, giving access to two double bedrooms and the shower room.

The principal bedroom overlooks the front garden through a large UPVC window and benefits from sliding-door wardrobes alongside an additional built-in storage cupboard extending over the staircase.

The second bedroom is another comfortable double, overlooking the rear of the property and incorporating a further built-in wardrobe.

Both bedrooms have existing floor coverings, with original timber floorboards understood to remain beneath.

The shower room comprises a WC, pedestal wash basin and an accessible shower enclosure with a low-level entrance, half-height door and electric shower. White tiled splashbacks and a UPVC window complete the space.

As with the rest of the property, there is an opportunity to update the bathroom facilities to suit a purchaser's requirements.

Outside Space & Parking Potential

To the front is a paved enclosed garden, currently separated from the street by fencing.

An interesting opportunity exists to replace the front fencing with a suitable pair of access gates, potentially creating off-street parking for two vehicles while retaining an area of garden, subject to any necessary permissions and appropriate access arrangements.

To the rear is a practical, low-maintenance courtyard-style yard, providing useful outdoor space without the upkeep of a traditional garden.

A Home to Make Your Own

With two double bedrooms, modern UPVC windows, good built-in storage and practical outside space, this is a straightforward home with genuine potential.

While modernisation and decorative updating would be beneficial throughout, the property is habitable as it stands, making it particularly appealing to buyers who would prefer to improve their home over time rather than undertake a complete project before moving in.

Offered with vacant possession and no onward chain, this is an excellent opportunity to acquire a home with scope to add your own style, together with the added possibility of creating valuable off-street parking.

Tenure: Freehold
Council Tax Band: A
EPC: D

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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

- Two-bedroom home offering excellent modernisation potential
- Move in with scope to update throughout
- No onward chain and vacant possession
- Two good-sized double bedrooms with built-in storage
- Spacious sitting room with large front-facing window
- Kitchen with direct access to the rear yard
- Useful pantry/storage cupboard beneath the staircase
- First-floor shower room with accessible shower enclosure
- Enclosed, paved front garden with potential for two-car off-street parking, subject to permissions
- Low-maintenance rear courtyard-style yard

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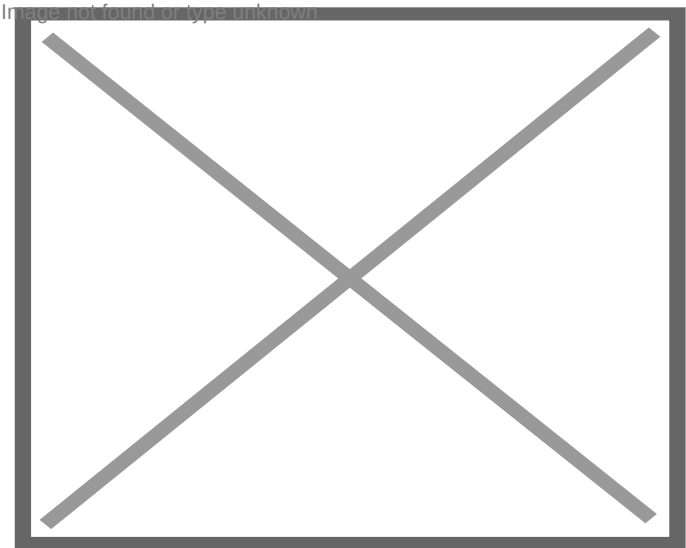
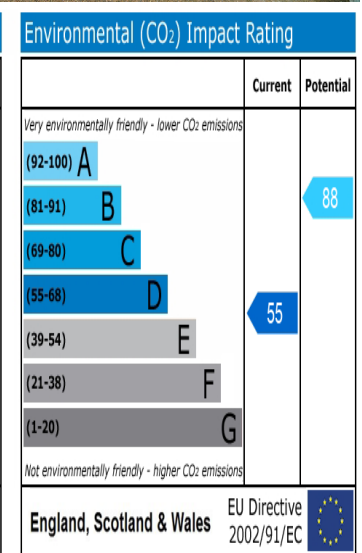
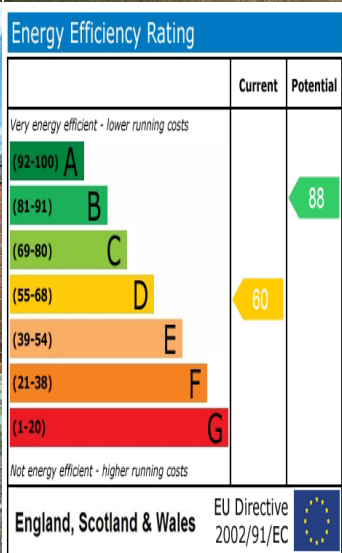
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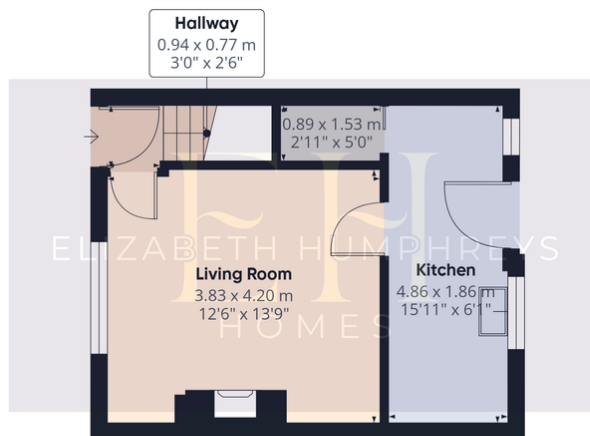




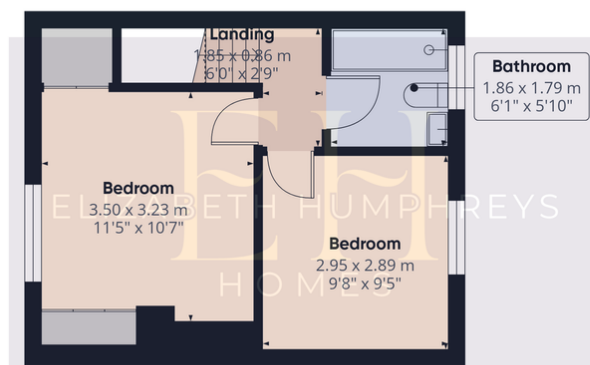








Ground Floor



Floor 1



Approximate total area⁽¹⁾

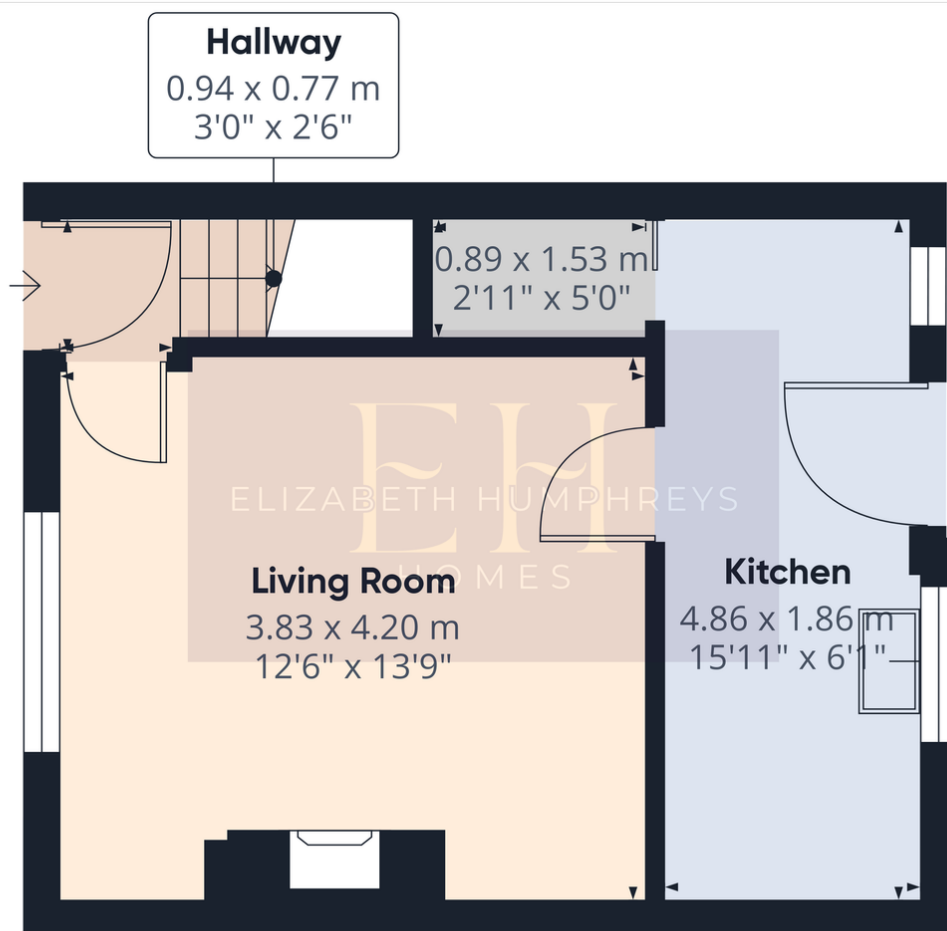
54.4 m²
587 ft²

(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



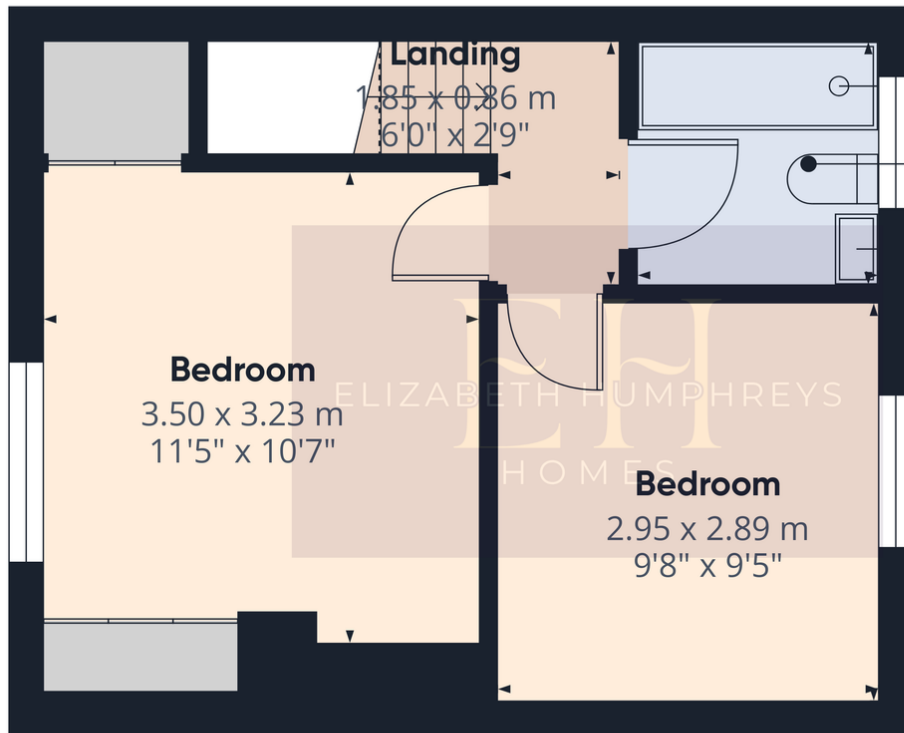
Approximate total area⁽¹⁾

28.1 m²
303 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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Bathroom

1.86 x 1.79 m
6'1" x 5'10"

Bedroom
3.50 x 3.23 m
11'5" x 10'7"

Bedroom
2.95 x 2.89 m
9'8" x 9'5"

Landing
1.85 x 0.86 m
6'0" x 2'9"

Approximate total area⁽¹⁾

26.3 m²
284 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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Floor 1