

Duke Street, Alnwick, Northumberland

Guide Price £230,000



Full Description

A beautifully presented family home, retaining many period features, offering spacious living within walking distance of the town centre, Alnwick Castle and Garden and Lillidorei. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed mid-terrace stone-built property located in the Northumberland town of Alnwick. This family home benefits from a lovely front garden with a hedge affording privacy, uPVC windows and doors, gas central heating and all the other usual mains connections.

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 low maintenance front garden, entered via a wrought iron gate, is a superb place in which to catch the sun whilst enjoying a cup of coffee or a glass of wine. The front door opens into an internal porch which offers a

warm welcome. A wood and glass door leads into the main hallway which boasts high ceilings, original coving and dado rail in addition to the original stripped wooden floorboards. Various doors lead off and stairs, with storage beneath, ascend to the first floor.

With original period features, the lounge is an elegant room with a large window overlooking the front of the property allowing a wealth of natural light to circulate. The electric feature fireplace forms an attractive focal point, and a pair of French doors open into the dining room which can also be accessed from the hallway creating free flow of movement between the different spaces ideal for entertaining and parties. The dining room showcases beautiful, stripped wood floorboards and a high ceiling and is a perfect space in which to dine. A window overlooks a covered rear yard area which is ideal for al fresco dining when the weather suddenly turns inclement or the space can be used to accommodate a car as it can be accessed from the rear via an up and over garage door.

The kitchen is located at the rear of the property and enjoys a pleasant view over neighbouring streets and the pretty gardens. There are a good number of wall and base units complemented by a contrasting granite effect work surface with a matching up stand which extends to the base of the wall units creating a sleek and stylish look. There is an integrated BOSCH dishwasher, a four-burner gas hob beneath a built-in extractor fan, an eye level oven and grill, a glass display cabinet, an integrated under bench freezer, a single bowl stainless steel sink. The gas boiler is here for ease of access and there is plumbing and space for a washing machine. A built-in breakfast bar area provides further seating and a uPVC door opens to the covered rear yard.

The stripped wood floorboards continue up the staircase which details fabulous woodwork. The half landing provides access to the spacious bathroom which comprises a jacuzzi style bath, a pedestal wash hand basin, a separate corner shower cubicle, a cream-coloured heated towel rail and a close coupled toilet with a push button. A window allows for natural light with spotlights within the low maintenance ceiling adding brightness. The space has been finished with attractive wet walling.

The stairs continue to the main landing which opens out to three bedrooms and a large storage cupboard. All the bedrooms are beautiful restful spaces each enjoying a pleasant view.

The principal bedroom is a large double room with a window overlooking the front of the property. Painted in blue tones, this room offers sliding door wardrobes with cupboards above.

Bedroom 2 is a spacious double room with a window capturing pleasant views over the neighbouring allotments and to the Tenantry Column in the distance. This room has been neutrally decorated allowing the easy addition of accent colour should you so wish.

Bedroom 3 is a generously proportioned single room with a window taking advantage of views to the front of the property.

This well presented home retaining many period features has been incredibly well cared for and is ideally placed to enjoy all that the wonderful

market town of Alnwick has to offer. It is a property not to be missed.

Tenure: Freehold

Council Tax Band: B £2056.92

EPC: D

"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

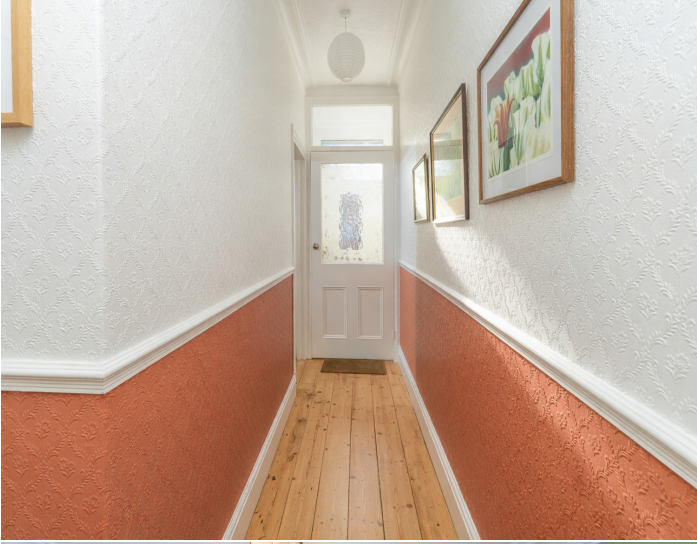
- Stone built
- Period features
- Walk to Alnwick town centre
- Spacious living areas
- Light and bright
- Front garden
- Covered rear yard
- Sought after location
- Enclosed rear yard with garage door

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	80
England, Scotland & Wales EU Directive 2002/91/EC 		


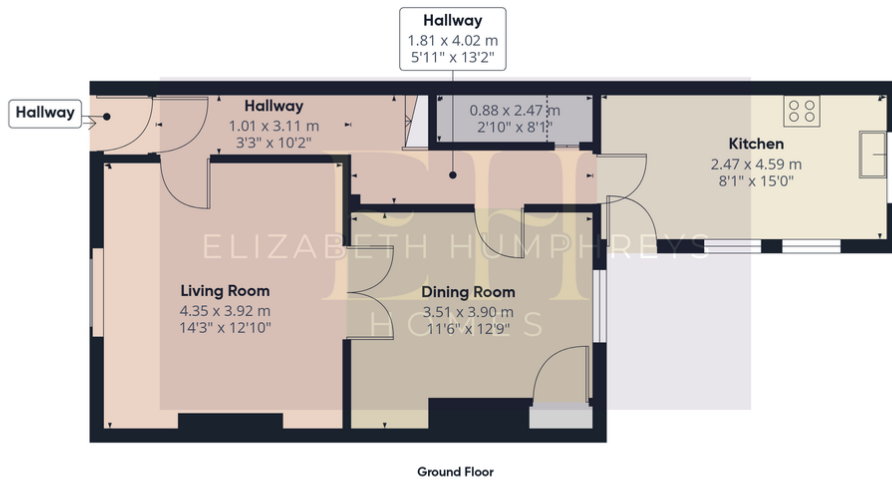
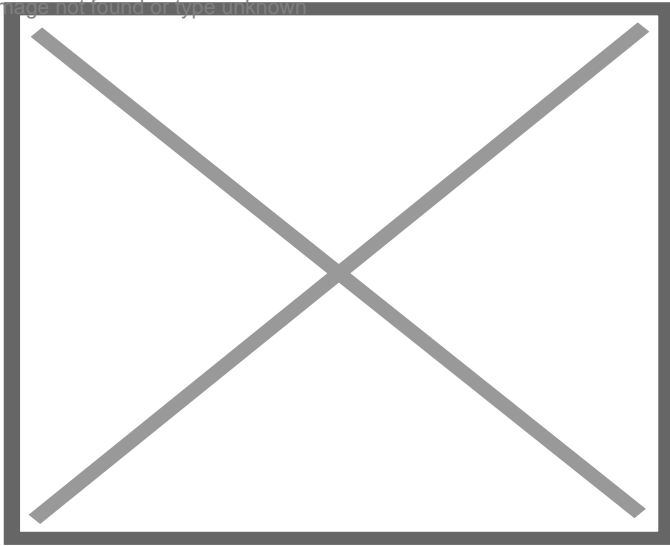
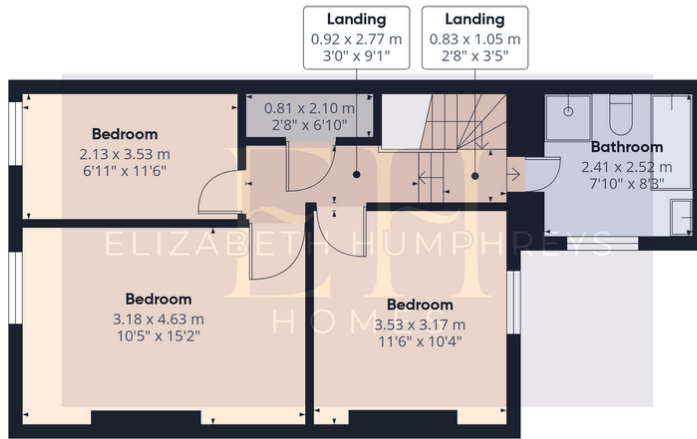
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	78
England, Scotland & Wales EU Directive 2002/91/EC 		

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

97.8 m²
1053 ft²

Reduced headroom

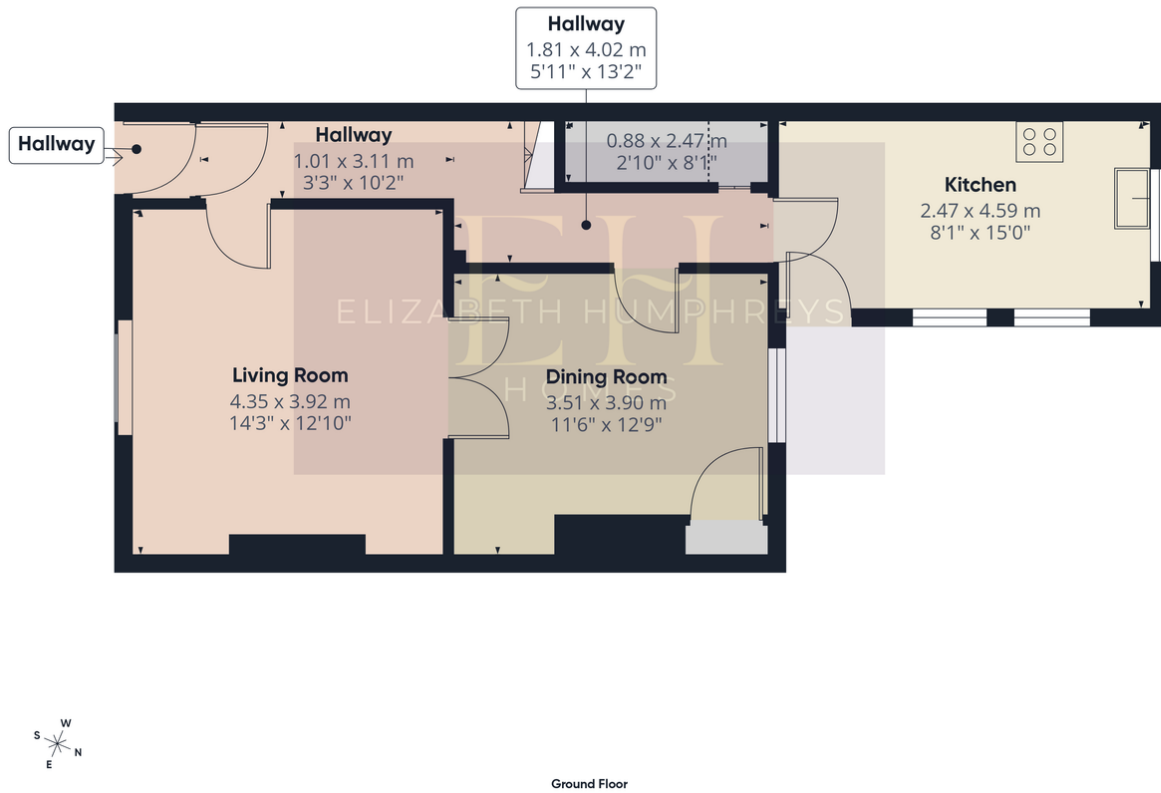
1.4 m²
15 ft²

(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⁾
52.4 m²
565 ft²

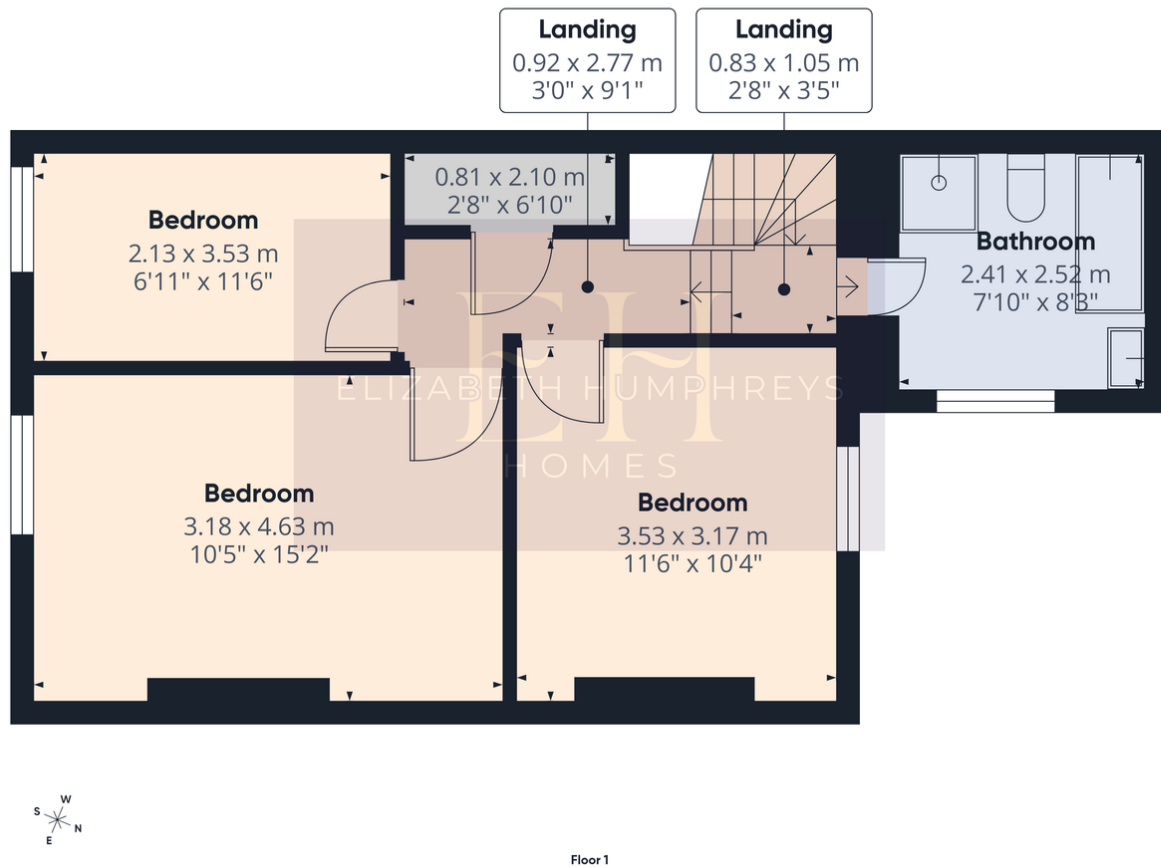
Reduced headroom
1.4 m²
15 ft²

(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⁾
45.4 m²
488 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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