

Dukes Memorial Cottages, Alnwick, NE66 1JR

OIRO £120,000



Full Description

A property offering huge potential! Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous Grade II listed brick-built property located in the Northumberland town of Alnwick. This unique property, with no chain, has original wooden sash windows, gas central heating and all the other usual mains connections. The property, with a lovely open and green outlook, is superbly located within walking distance of the town centre, local shops and bus stops and is minutes from the Alnwick Playhouse, The Alnwick Garden and Lilidorei. This property offers light and bright living and is your opportunity to realise your vision and create your ideal home within a gorgeous period property.

Entry is via the original wooden front door into an internal hallway with stairs to the first floor and various doors leading off. There is a window for natural light at the foot of the stairs which enhances the sense of space.

The first reception room is spacious. The large sash window overlooking the green to the front allows a huge amount of natural light to circulate.

There are storage cupboards on either side of the fireplace framing it perfectly.

The kitchen is accessed from the first reception room. It offers a good number of wall and base units with a wood-effect door complemented by a grey worksurface and harlequin splashback tiling. There is a single bowl stainless steel sink beneath a window capturing views of the green to the front, plumbing and space for a washing machine, a four-burner gas hob and space for an under bench electric oven beneath a chimney-style extractor fan. Leading from the kitchen is a hallway which provides access to the rear of the property in addition to housing a large pantry cupboard.

The second reception room is another large lounge space with a view over the green to the front of the property and a window to the rear. This room is a light and bright space with a gas feature fireplace and two storage cupboards.

Taking the stairs to the first floor, the spacious landing, with a window allowing for natural light, opens out to three bedrooms, the bathroom and a useful storage cupboard. There is some cracking visible within areas of the first floor which would need attention.

The primary bedroom is a good-sized double room overlooking the front. This room offers a built-in storage cupboard with a partially visible fire surround - a nod to the history of the property.

Bedroom 2 is another double room with a large window overlooking the front. There is a built-in cupboard and another hint to the period of the property with a fireplace which remains partly evident.

Bedroom 3 is a large single room overlooking the front of the property. This room offers a good-sized storage cupboard. All the bedrooms are beautifully light and bright.

The bathroom, which is half tiled to two walls, comprises a white bath, a pedestal wash hand basin, a white toilet and a window overlooking the rear which allows for natural light.

Tenure: Freehold

EPC: D

Council Tax Band: B, £1,777.74

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 several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

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

- In need of some remedial work
- Gas central heating
- No chain
- Period iconic home
- Spacious rooms
- Ground floor WC
- Very attractive exterior
- Central Alnwick location
- Good transport links
- Sought-after location

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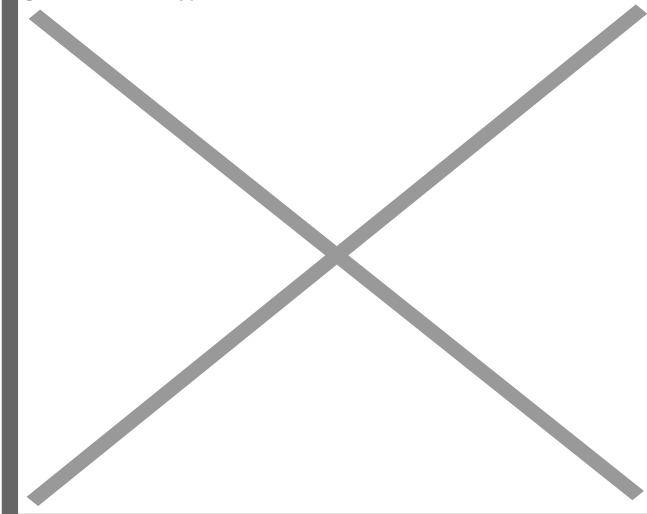


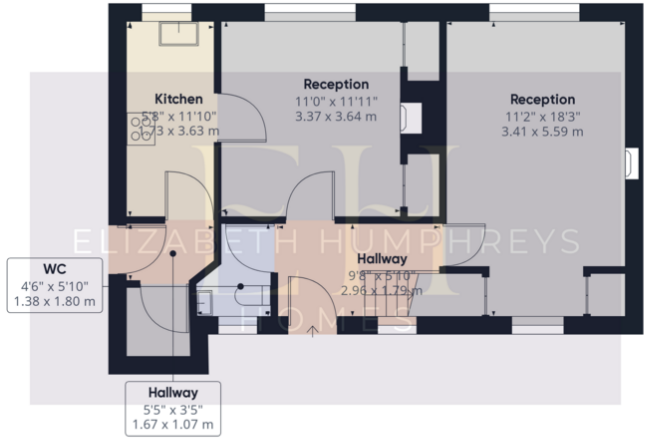




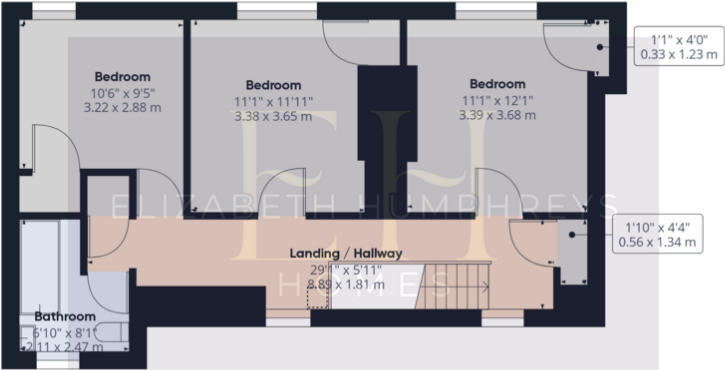


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1133.93 ft²
105.35 m²

Reduced headroom
1.75 ft²
0.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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