

Glovers Green, Alnwick, Northumberland

Offers Over £129,000



Full Description

A superb home for a first-time buyer or for someone looking to downsize. Elizabeth Humphreys Homes are proud to welcome to the market this spacious and well-looked after two bedroomed end of terrace property located in the historic market town of Alnwick. Overlooking an open green space and with plenty of shared parking, the property benefits from superb gardens, excellent storage options, uPVC windows and doors, gas central heating and all the other usual mains connections. This delightful home has no chain and is ready to welcome its new owners straightaway!

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.

A path leads to the front door which opens into an internal hallway offering beneficial storage for coats and shoes and suchlike and, as there is ventilation, the tumble dryer is conveniently housed here also. The Baxi

gas boiler is located in a second cupboard for ease of access. Stairs ascend to the first floor and the incredibly large storage cupboard beneath has a cleverly incorporated office area and shelving within. Various doors provide convenient access to the main living areas, and the space has been finished with engineered oak flooring creating a stylish look.

The kitchen-diner is a wonderfully light and bright room with the addition of ceiling beams creating a lovely country cottage atmosphere. There are sliding doors leading out to the private and secluded rear garden from the dining end and a large window overlooking the front of the property allows for further natural light. The recently replaced kitchen offers plenty of wall and base units with a white high gloss door complemented by a wood-effect work surface with a matching up stand and a granite-effect wet wall splash back. In terms of fitted equipment, there is an under bench electric oven, a four-burner ceramic hob beneath a chimney style extractor fan and a single bowl stainless steel sink. There is plumbing and space for a washing machine. The room opens into a spacious dining area which continues to capture the country cottage theme with the addition of a delf rack. This room comfortably accommodates a dining table, accompanying chairs and a sofa on which you can relax and enjoy the views of the lovely rear garden.

Capturing views to the rear, the lounge is another gloriously light and bright room. Coving adds to the charm of this inviting room which has been finished with laminate wood-effect flooring: a wonderful space in which to spend time with family and friends exchanging stories of the day.

Taking the stairs to the first floor, the landing, with access to a partially boarded loft above, opens out to two bedrooms, the bathroom and a separate toilet. All the bedrooms are well presented and neutrally decorated allowing the easy addition of accent colour should you so wish.

The primary bedroom is a large double room with a window overlooking the rear garden. A lovely light, airy and spacious room.

Bedroom 2 is another double room taking advantage of the views to the rear of the property. This room offers plenty of space for additional bedroom furniture.

The family bathroom, with a window allowing for natural light, comprises a white cast iron bath with an electric shower over behind a shower curtain and a pedestal hand wash basin. The space has been finished with full height tiling and wood effect flooring. There is an airing cupboard offering excellent storage potential. Adjacent is the toilet with matching décor to that of the bathroom.

Externally, the rear and side gardens are all securely fenced to allow children and family pets to play safely. The lawn provides alternative seating space in addition to forming a pleasant view: a superb space in which to relax and unwind at the end of the day.

Tenure: Freehold

EPC: C

Council Tax Band: A £1676.02

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
- lovely and light
- Plenty of communal parking
- Replaced kitchen
- Great garden
- Walk in to Alnwick centre
- Walk to buses

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk



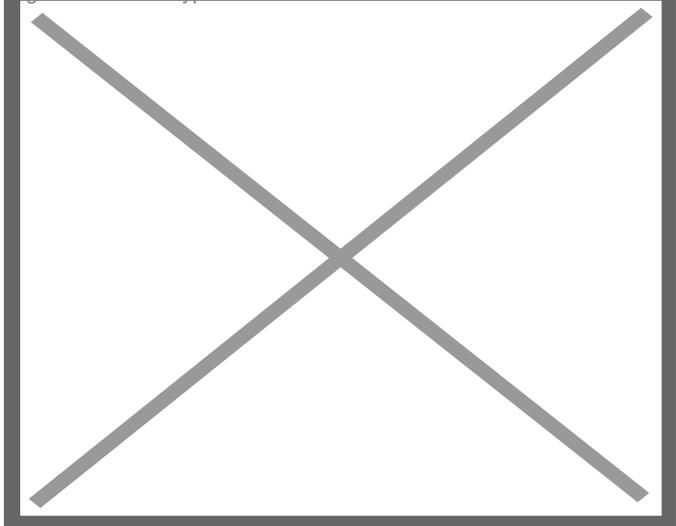






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(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	



Approximate total area^m
436 ft ²
40.5 m ²
Reduced headroom
12 ft ²
1.1 m ²

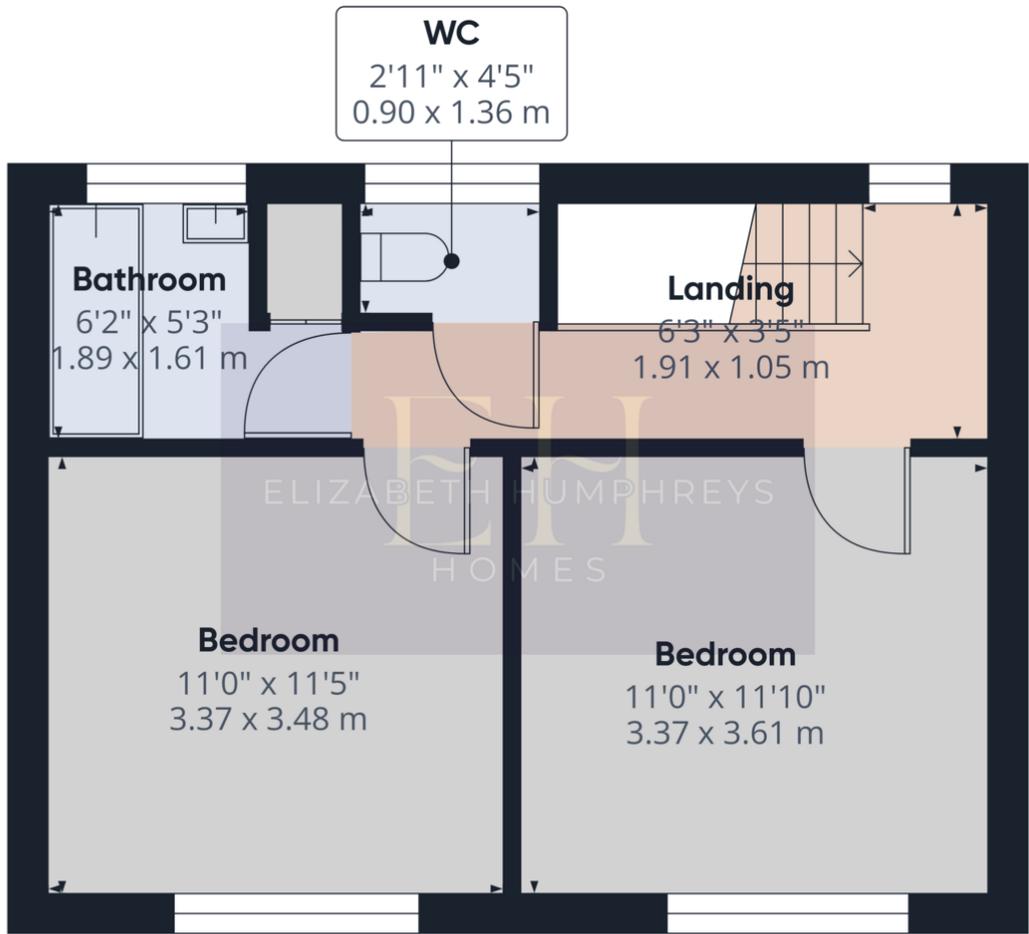
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
373 ft²
34.7 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360