

# Greensfield Avenue, Alnwick, Northumberland

OIRO £250,000



## Full Description

An extended home offering spacious living within walking distance of the town centre and many local amenities. Elizabeth Humphreys Homes are delighted to welcome to the market this 4 bedroomed property located in the historic market town of Alnwick. In need of some refurbishment, this lovely home benefits from a large rear garden, parking for two cars to the front, uPVC windows and doors, good broadband connection, gas central heating and all the other usual mains connections. Filled with potential, this property is your opportunity to create your own dream home. Recently rewired.

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 hedged garden, offering privacy, leads to the front door which opens into an internal hallway with stairs ascending to the first floor and various doors

leading off. You are impressed by the lovely high ceilings throughout which add to the sense of space offered by this superb home. Beneficial storage is available beneath the stairs.

Bathed in natural light courtesy of the large bay window to the front, the lounge is a welcoming room in which you can spend time with family and friends. There is a feature fireplace which forms an attractive focal point.

Benefitting from useful storage, the dining room is a large room with a feature fireplace with a wood mantle above. There is a sliding door opening to the rear garden which takes advantage of the views and facilitates free flow of movement between indoor and outdoor living.

Located to the rear of the property, the kitchen offers a good number of wall and base units complemented by a dappled grey work surface. There is an electric hob above an oven and a single bowl stainless steel sink beneath a window overlooking the rear garden. There is space and plumbing for a washing machine and space for a tumble dryer. The boiler is housed in a cupboard for ease of access. A door provides access to the rear garden and a second door conveniently leads into the single garage which offers further storage.

Taking the stairs to the first floor, the landing opens out to four bedrooms, one of which is in the extended area above the garage, the family bathroom and an office area.

The primary bedroom is a large double room overlooking the front of the property. With the addition of an art deco tiled fireplace with an alcove to either side, this room oozes charm and character.

Bedroom 2 is a good-sized double room with views to the rear of the property. Again, featuring a chimney breast with an alcove to either side, this room is another characterful space.

Bedroom 3 is large single room to the front of the property.

Within the extended area above the garage, bedroom 4 features a large picture window overlooking the front of the property: a superbly light and bright double room. An area that could be used as an office is in front of this room.

The family bathroom comprises a bath with taps over, a full pedestal hand wash basin and a close coupled toilet with a push button behind. The room is tiled to half height extending to full height around the bath and sink area and vinyl flooring completes the space. Natural light enters via a window to the rear.

The rear garden is a sizeable space in which you can relax and unwind after the hustle and bustle of the day. There are some mature trees at the foot of the lawn which form a pleasant backdrop and a paved area is the ideal space for al fresco dining during the warm summer months.

Freehold  
EPC: D



Council Tax Band:

**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
- Recently rewired
- Garage
- Garden
- Four bedrooms
- Driveway parking
- Walk to shops
- Walk to buses
- Good transport links

**Contact Us**

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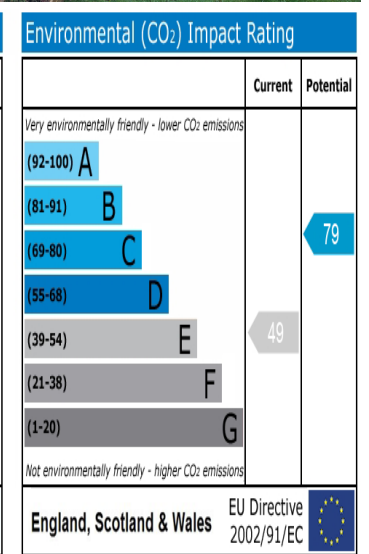
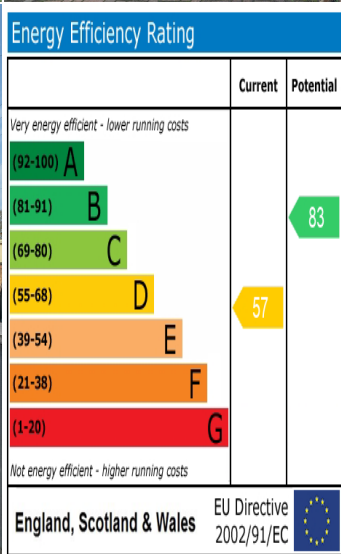
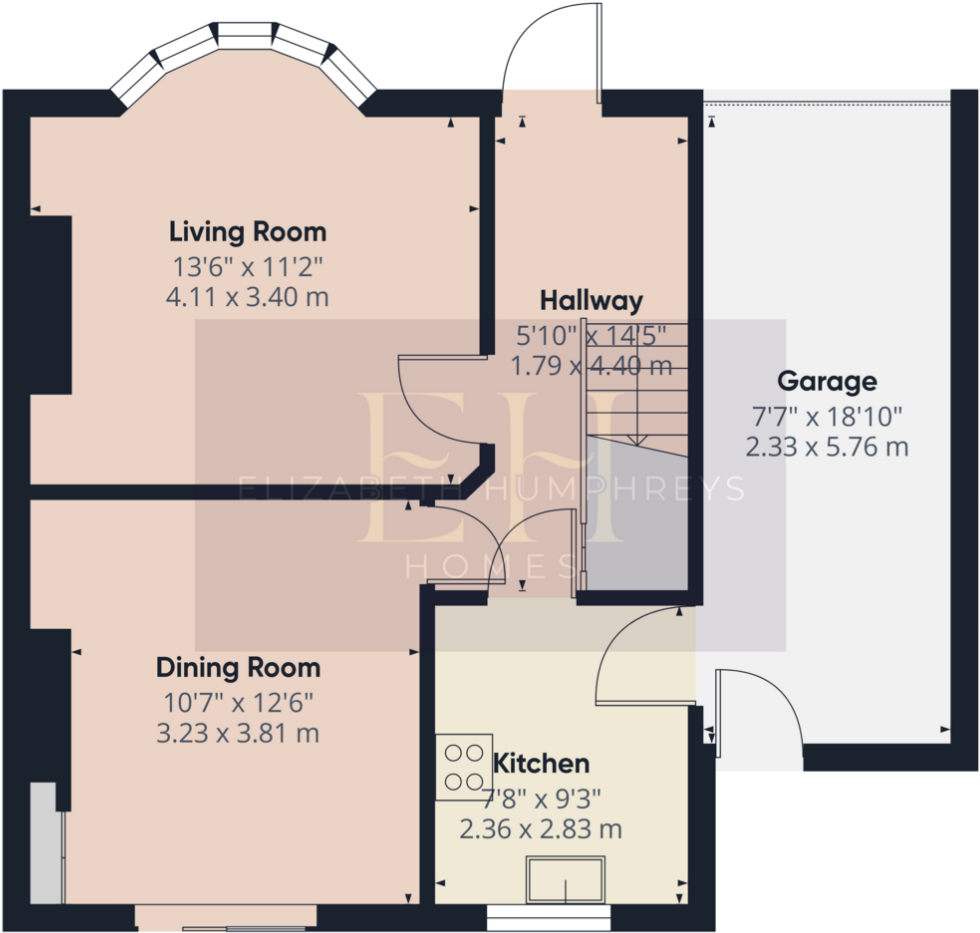
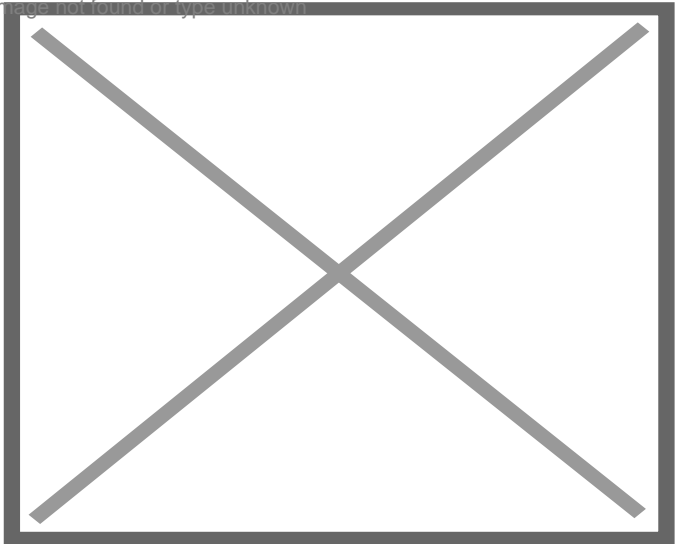




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Ground Floor



**Approximate total area<sup>(1)</sup>**  
613.54 ft<sup>2</sup>  
57 m<sup>2</sup>

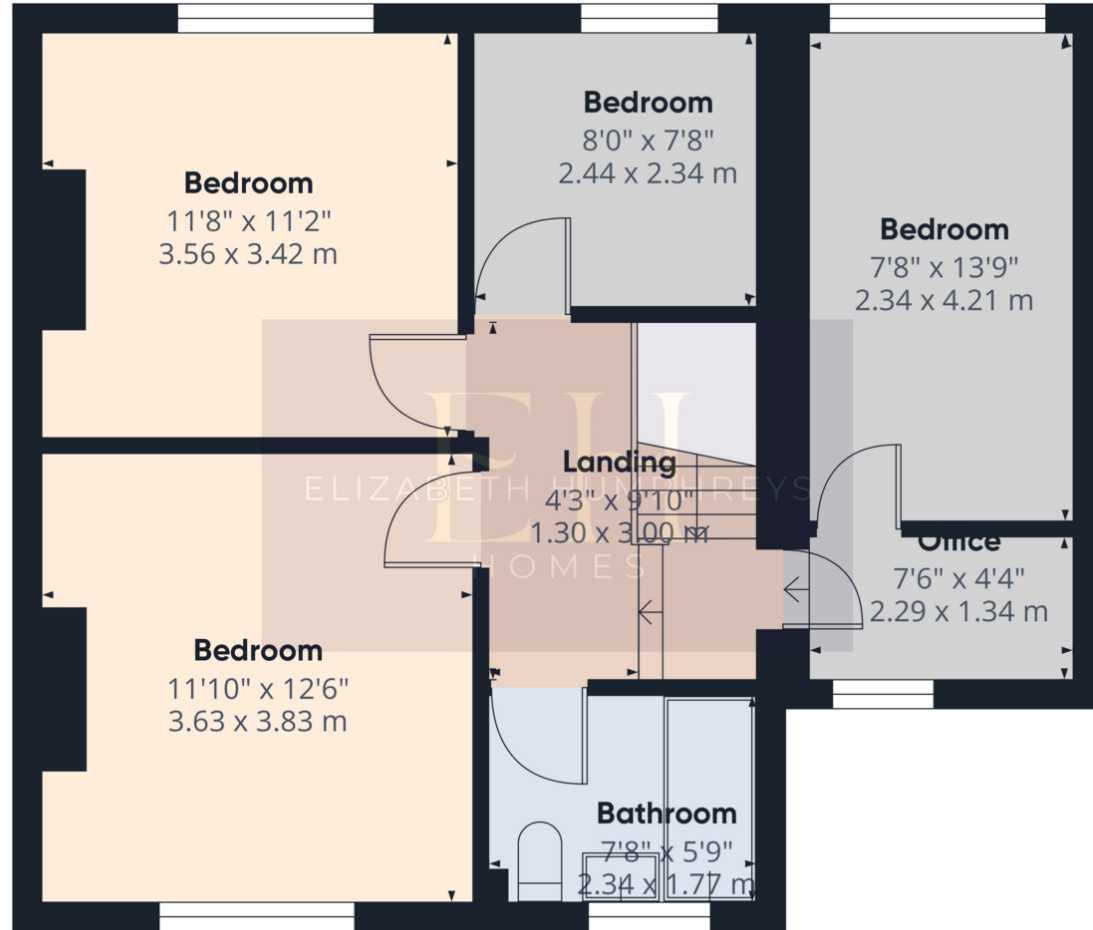
(1) Excluding balconies and terraces

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.

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Floor 1



Approximate total area<sup>(1)</sup>  
580.07 ft<sup>2</sup>  
53.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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