

Lancaster Place, Peters Mill, Alnwick, Northumberland

£45,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this beautifully presented end of terrace 2 bedroomed property (25% share available to purchase with shared ownership stair casing when you want to buy more.) with block paved driveway parking for 2 cars. Located on the sought after Peter's Mill development in Alnwick, this lovely home is an almost new build and has been finished to a high standard. The property benefits from uPVC windows and composite doors, gas central heating and all the other usual mains connections.

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.

Entry is via the front door which opens into an entrance hallway, with beneficial fitted coir doormat, stairs ascending to the first floor and various doors leading off to the principal living spaces. The ground floor WC is conveniently placed to the right and comprises a close coupled toilet and a pedestal hand wash basin with a mixer tap above. This is a superb asset as it negates the need to continually frequent the upstairs facilities.

The kitchen offers a good number of wall and base units, one of which houses the boiler for ease of access, with a stone-coloured matt door complemented by a contrasting beige laminate work surface. In terms of fixed equipment, there is a four-burner Zanussi gas hob beneath a stainless-steel chimney style extractor fan, a Zanussi under bench oven, a tall fridge-freezer, a washing machine, a Zanussi slimline dishwasher and a stainless-steel bowl and a half sink beneath a window taking advantage of views to the front of the property. The space is finished with vinyl washed wood effect flooring which works perfectly with the overall décor of the room.

Capturing views over the rear of the property via a pair of French doors which open into the garden, the lounge is a beautifully light and bright room with an additional window adding further natural light. The space is finished with a sumptuous beige carpet and there is plenty of space to accommodate a range of comfortable seating. There is useful access to a cupboard beneath the stairs which houses the electrical consumer unit in addition to offering further storage space.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom. The beige carpet furnishing the stairs extends to all the bedrooms creating a seamless transition between the different spaces. Loft access is available.

The primary bedroom is a good-sized double to the front of the property. There is a well-placed alcove which could easily house a wardrobe or other such storage unit. The room is neutrally decorated allowing the easy addition of accent colour should you so wish.

Bedroom 2 is a good-sized double with a pleasant view over the rear garden.

The bathroom comprises a bath with a shower over behind a pivot glass door, a pedestal hand wash basin, a close coupled toilet with a push button flush, an extractor fan and a chrome heated towel rail ensures added comfort. The space is finished with pale grey tiling, complementing the white paintwork, which creates a crisp and fresh finish.

Externally, the garden is securely fenced to allow children and family pets to play safely. Mainly laid to lawn, this is a superb outside space in which you can enjoy al fresco dining with family and friends. There is also a shed ideal for the storage of garden accessories.

Tenure: Leasehold

Council Tax Band: B, £1,955.36 for the 2025/26 financial year

EPC: B

Monthly rent: £311.20
Service charge: £45.33

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

- Shared ownership 25% ownership for sale
- Well maintained
- light and spacious
- Garden
- Driveway parking
- Alnwick location
- Builders guarantee

Contact Us

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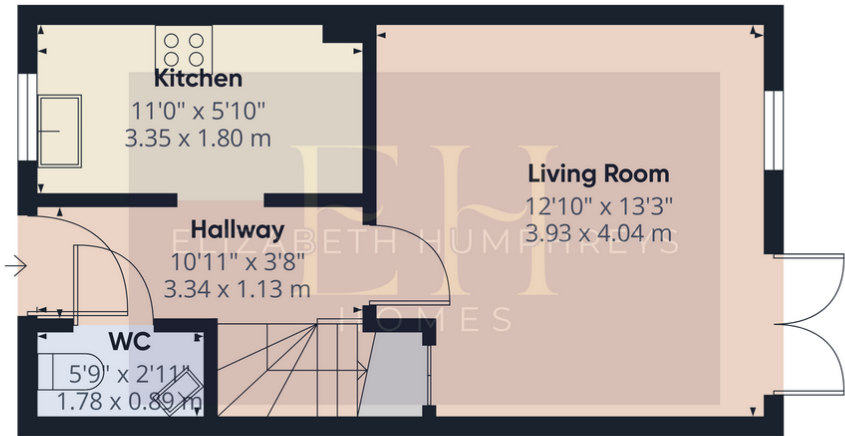
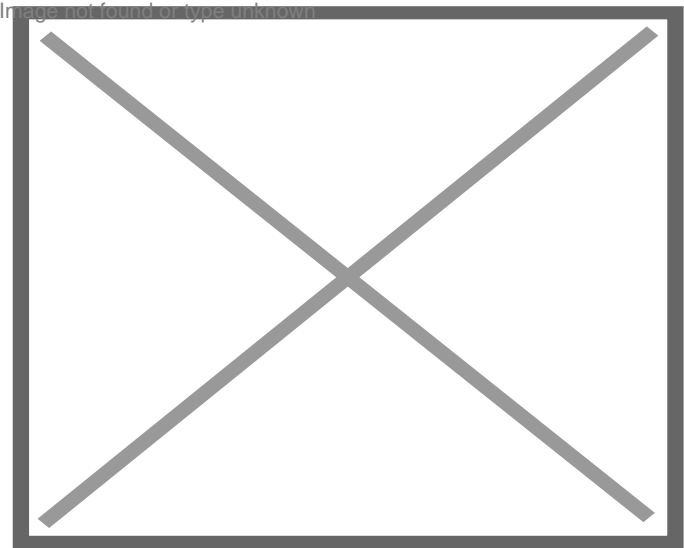




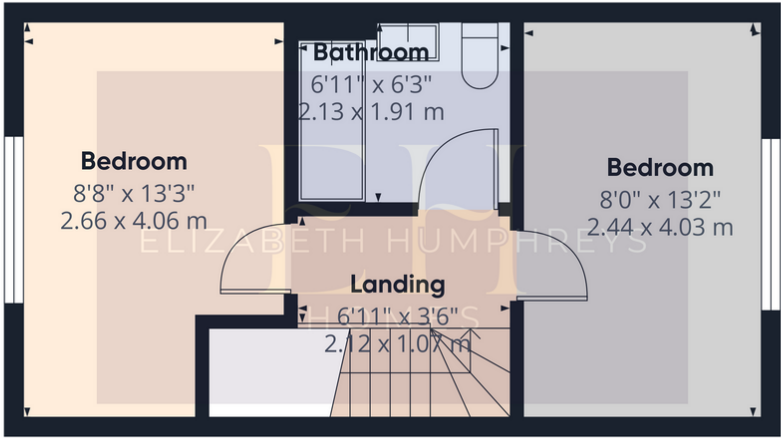


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		100
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1

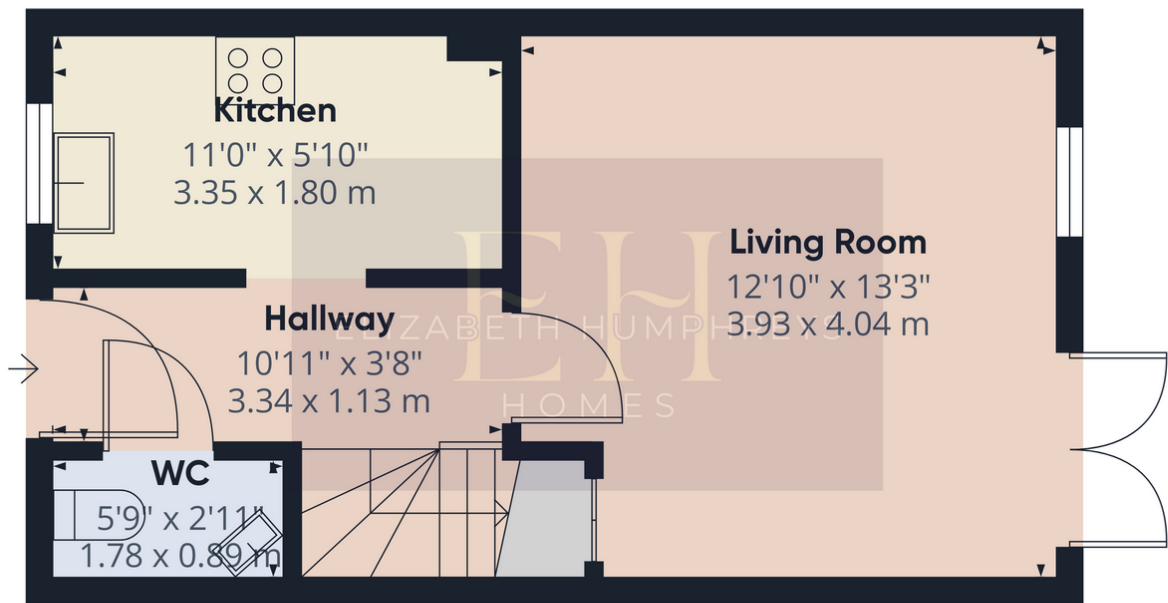


Approximate total area⁽¹⁾
600 ft²
55.6 m²

(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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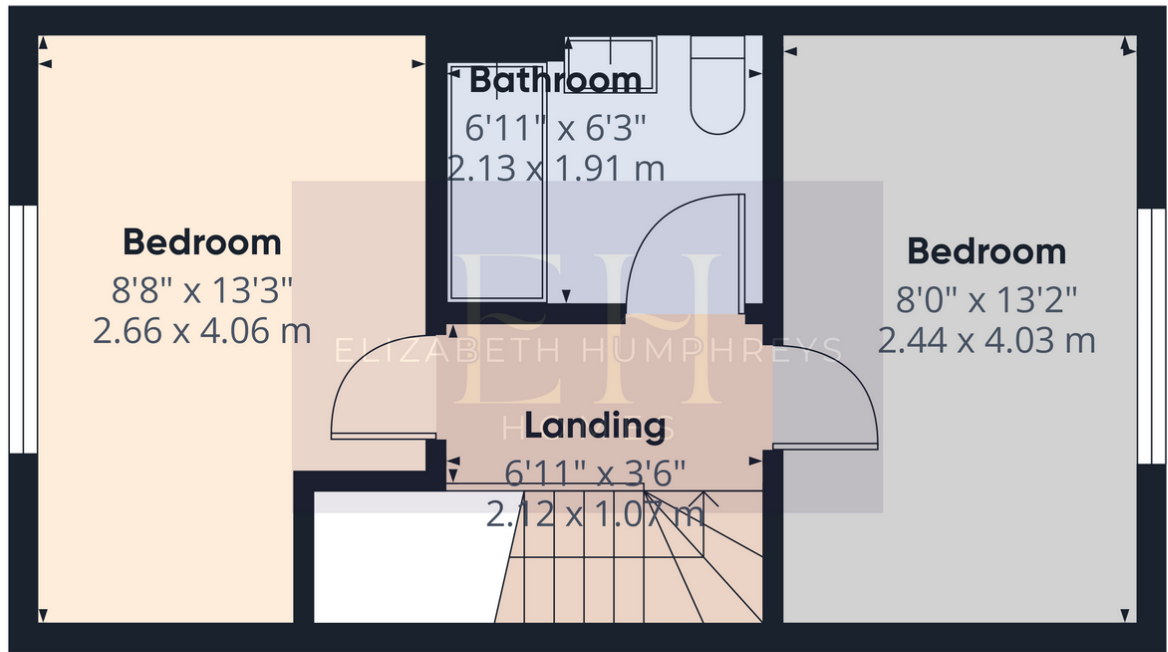
Ground Floor

Approximate total area⁽¹⁾
316 ft²
29.3 m²

(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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Floor 1

Approximate total area⁽¹⁾
284 ft²
26.3 m²

(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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