

# Lisburn Street, Alnwick, Northumberland

Offers Over £210,000



## Full Description

A lovely stone-built property offering spacious living ideally placed within walking distance of the town centre. Elizabeth Humphreys Homes are delighted to welcome to the market this 3/4 bed roomed mid terraced property located in the historic market town of Alnwick. In need of some modernisation, this extended family home benefits from uPVC windows and doors, on street parking to the front, good broadband connection, 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 front door opens into an internal hallway which offers a good-sized cupboard ideal for cloaks hanging and shoe storage. Stairs, with storage beneath, ascend to the first floor and various doors lead off.

The first main door opens to the spacious lounge which features an attractive uPVC sash window, with wooden shutters, capturing views to the front of the property. The gas feature fireplace with an attractive surround forms a lovely focal point and the picture rail and coving add charm to this welcoming room. Doors lead into the dining room creating free flow of movement between the different spaces.

A wood and glass door opens into a glorious kitchen-diner which is light and bright courtesy of windows which overlook the rear courtyard. There is plenty of space to sit and dine before a beautiful fireplace with built-in cupboards to either side. The kitchen offers a good number of wall and base units with a modern light-coloured shaker-style door complemented by brick-style splashback tiling. There is a single bowl stainless steel sink with a drainer, an integrated slimline dishwasher and space for a free-standing cooker. The utility space, with a door providing external access, is adjacent to the kitchen and houses the fridge freezer and leads to the ground floor bathroom.

The suite comprises an L-shaped bath with a glass shower screen and a waterfall shower head and a separate shower head within, a white high gloss vanity unit with a hand wash basin on top, a separate storage unit, an extractor fan and a close coupled toilet with a push button. There is full height tiling around the bath and shower area and vinyl type flooring creates a crisp and fresh finish. A large window overlooks the rear courtyard with ceiling spotlights adding brightness.

Taking the stairs to the first floor, the half landing opens out to two bedrooms within the extended part of the property. The main landing continues to provide convenient access to two further bedrooms and a beneficial WC comprising a close coupled toilet and a hand wash basin ideal for night-time visits, as well as providing access to a boarded loft above.

The primary bedroom, located in the original part of the property, is a spacious king-sized room with a uPVC sash window overlooking the front of the property. This light and bright room offers space for a variety of bedroom furniture.

Bedroom 2 is a good-sized double with a view over the rear courtyard. This light and bright room is a restful space which can comfortably accommodate a range of bedroom furniture. The boiler is housed in a cupboard here for ease of access.

Bedroom 3 is a large single room with two windows allowing for natural light and capturing views to the side: another peaceful room.

Bedroom 4 is a single room overlooking the front. This room could be utilised as a cot room or a home office or could be created into an ensuite for the primary bedroom if you so wished.

The rear courtyard incorporates a laundry room which offers plumbing and space for a washing machine. The yard is a good size and is a pretty space in which to relax and unwind at the end of the day.

Tenure: Freehold



Council Tax Band: B £1955.36  
EPC: D

**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

- Spacious living spaces
- Laundry room
- Stone built
- Gas central heating
- In need of some updating
- Walk to shops and restaurants
- Good broadband
- Period features
- Extra WC and Laundry room

## Contact Us

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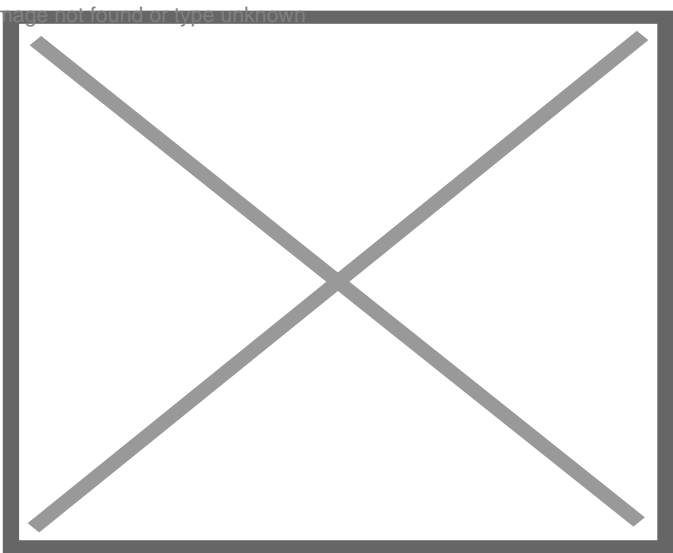


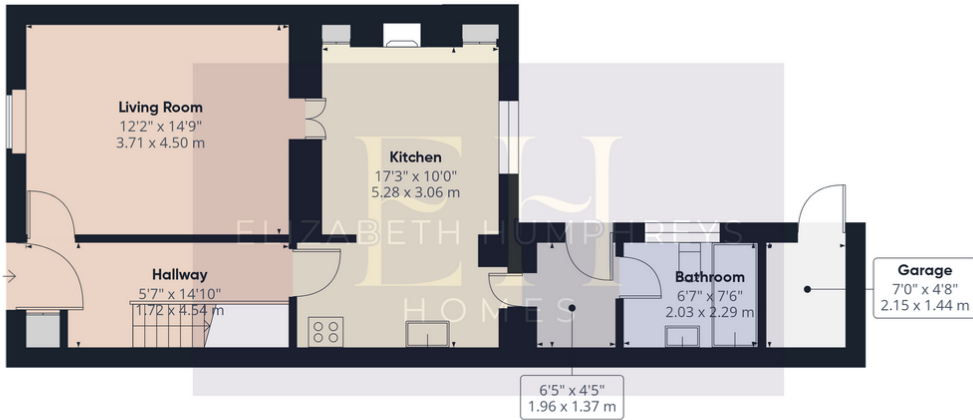




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

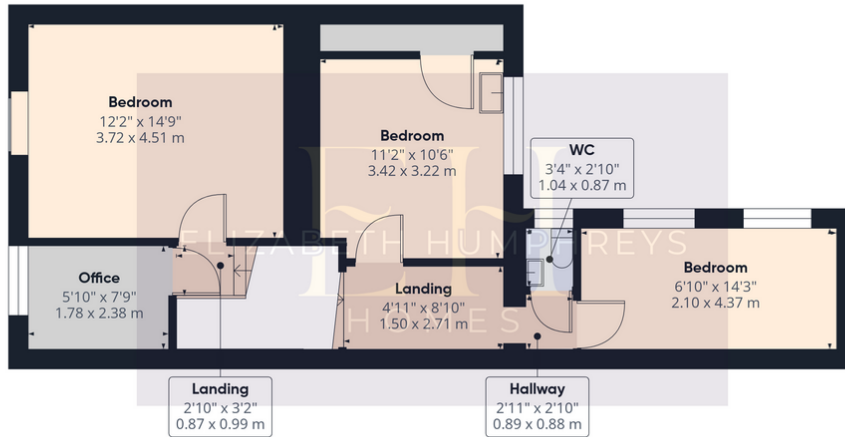
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor

Approximate total area<sup>(1)</sup>  
1103 ft<sup>2</sup>  
102.5 m<sup>2</sup>

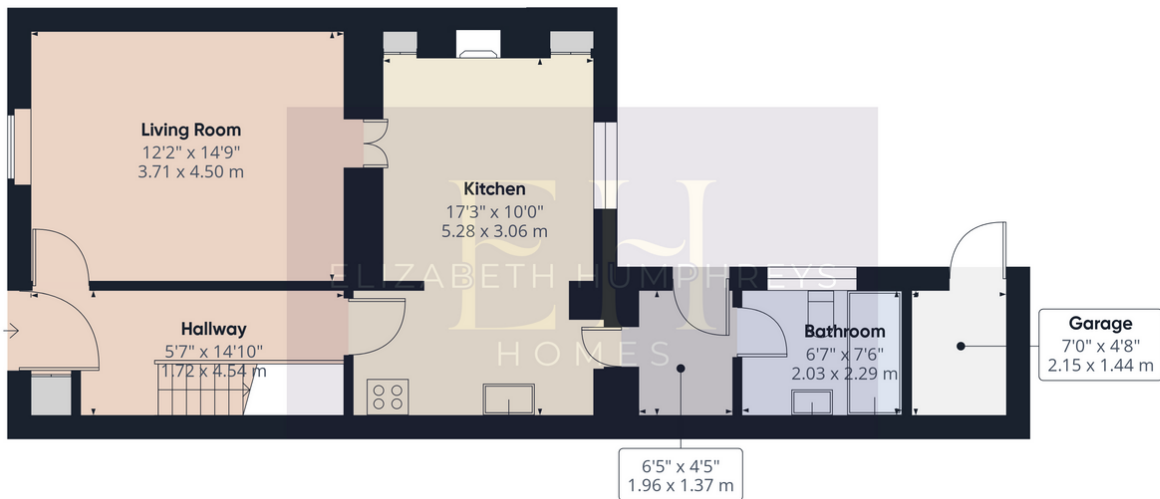


Floor 1

(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

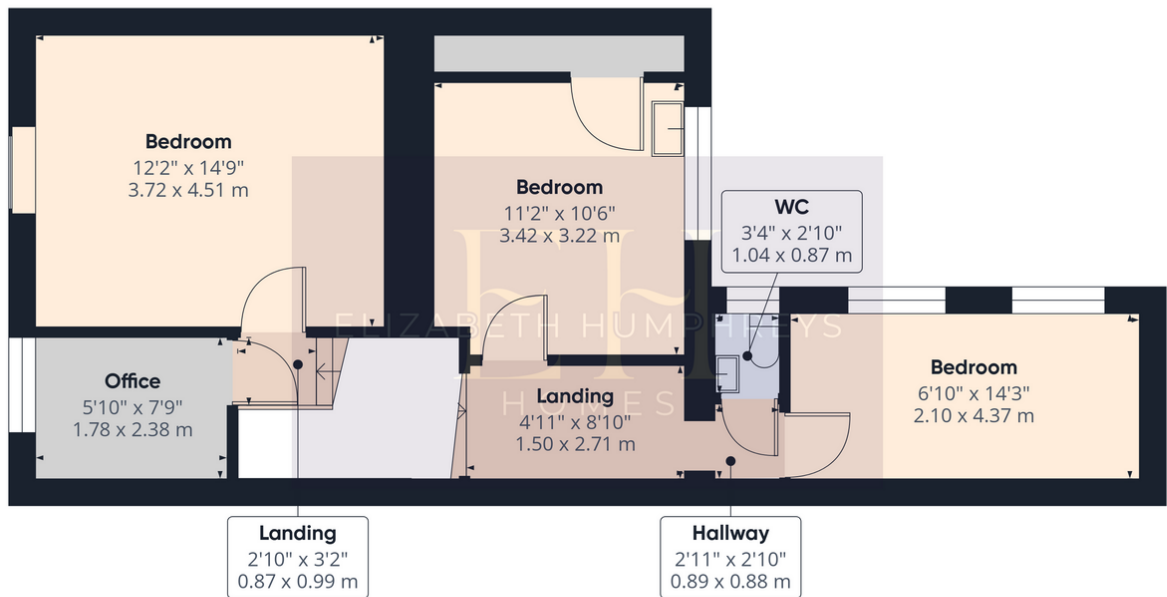
Approximate total area<sup>(1)</sup>  
564 ft<sup>2</sup>  
52.4 m<sup>2</sup>

(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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**Approximate total area<sup>(1)</sup>**  
539 ft<sup>2</sup>  
50.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1