

# Upper Dodds Lane, Alnwick, Northumberland

OIRO £160,000



## Full Description

A charming two-bedroom Grade II listed town-centre home, discreetly positioned along historic Dodds Lane and offering well-proportioned accommodation, allocated parking. Perfectly positioned for those wishing to enjoy life at the heart of Alnwick, this appealing property occupies a wonderfully convenient setting on Dodds Lane, a pedestrian thoroughfare connecting the Green Batt area with the town centre.

Behind its traditional frontage lies a surprisingly spacious and practical home, with a generous sitting room, separate kitchen, two bedrooms and first-floor bathroom. An allocated parking space to the rear is an especially valuable addition in such a central location.

### The Accommodation

A traditional wooden entrance door, with glazing above bringing additional light into the interior, opens directly into the sitting room.

This is an impressively proportioned, almost square reception room offering excellent flexibility when arranging furniture. A large window fills the space with natural light, while there is ample room for two sofas, occasional chairs and additional freestanding furniture without the room

feeling compromised.

A particularly attractive feature fireplace provides a focal point, combining an Indian slate hearth. The chimney breast remains in place, adding further character and potential to the room.

Carpeting adds warmth underfoot, while the staircase rises naturally from the living space to the first floor. Beneath it is a useful area of understairs storage.

To the rear is the kitchen, where tiled flooring provides a practical contrast to the sitting room.

The kitchen is fitted with a range of wood-effect cabinetry complemented by stone-effect work surfaces, creating a simple and cohesive finish. There is an induction hob with oven beneath, a stainless-steel sink positioned below the rear-facing window, space for a freestanding fridge freezer and plumbing for a washing machine.

The boiler and electrical consumer unit are also conveniently housed here.

A door opens from the kitchen into the rear yard, which appears to be shared with the adjoining property, while the kitchen extension also provides access into a useful roof void offering valuable additional storage.

#### First Floor

The carpeted staircase turns onto the first-floor landing, from which there are two bedrooms and the bathroom. There is also access from the landing to the property's principal loft space, providing further storage potential.

The main bedroom is a generously proportioned double room overlooking the front of the property. There is sufficient space for a king-size bed together with wardrobes and additional bedroom furniture, making this a particularly comfortable principal bedroom.

Bedroom two is a single room, also positioned to the front. Currently utilised for storage, its proportions make it equally suitable as a single bedroom, nursery or dedicated home office.

The bathroom is positioned to the rear and receives natural light through a privacy-glazed window. A bath incorporates a plumbed shower above with glazed shower screen and tiled surround, while a contemporary vanity unit incorporates the wash basin and a concealed-cistern WC provides a streamlined finish. Wood-effect flooring completes the room.

#### Outside & Parking

The property's position on Dodds Lane places the front door directly onto the pedestrian route, creating an appealing town-centre setting without the immediate presence of passing vehicular traffic.

To the rear is a yard area, with access beyond towards the property's allocated parking space – a significant practical benefit for a home

positioned so close to the centre of Alnwick.

#### Location

Few locations could be more convenient for enjoying the amenities and atmosphere of this historic Northumberland market town.

Dodds Lane provides pedestrian access between Green Batt and central Alnwick, placing an excellent collection of independent shops, cafés, restaurants, pubs and everyday services within easy walking distance.

Alnwick's historic streets, together with attractions including Alnwick Castle, The Alnwick Garden and Barter Books, have made the town one of Northumberland's most desirable places in which to live and visit. Excellent road links provide convenient access to the A1, while Alnmouth railway station offers connections along the East Coast Main Line.

Combining central positioning, manageable accommodation, allocated parking, this is an appealing Alnwick property with particular potential as a ready-made investment.

Tenure: Freehold

Council Tax Band: A £1763.08

EPC: D

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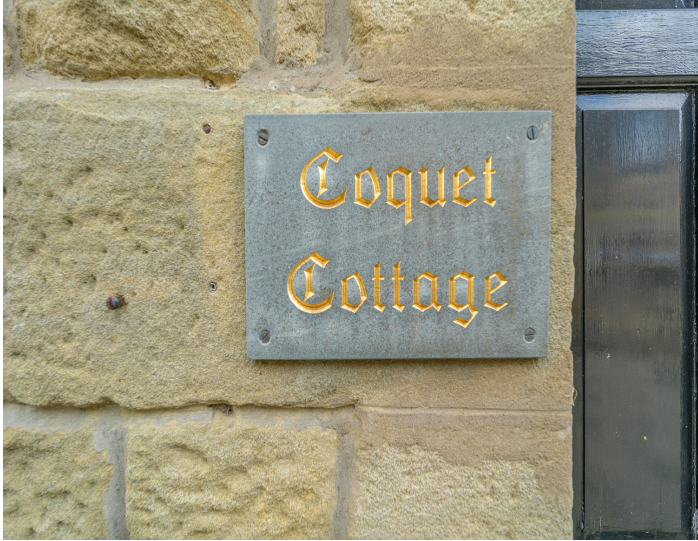
#### Features

- Two-bedroom town-centre property
- Excellent position on historic Dodds Lane
- Particularly appealing investment opportunity
- Generously proportioned sitting room
- Attractive feature fireplace with Indian slate hearth
- Separate fitted kitchen with useful additional storage
- Spacious principal double bedroom
- Allocated parking space to the rear
- Moments from Alnwick's shops, cafés and town-centre amenities

#### Contact Us

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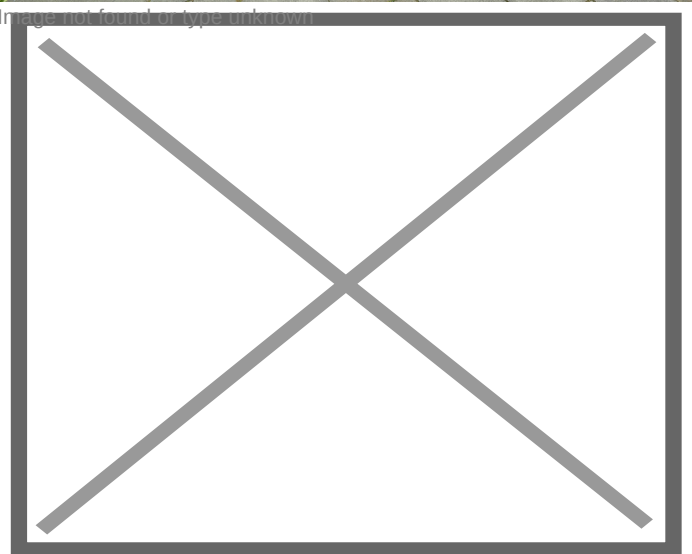


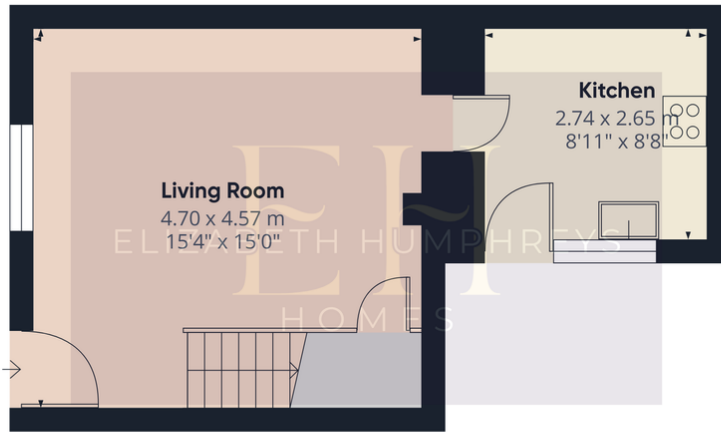




| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92-100) A                                  |         | 90                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 59      |                                                                                                             |
| (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                                                      |         | 92                                                                                                          |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (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

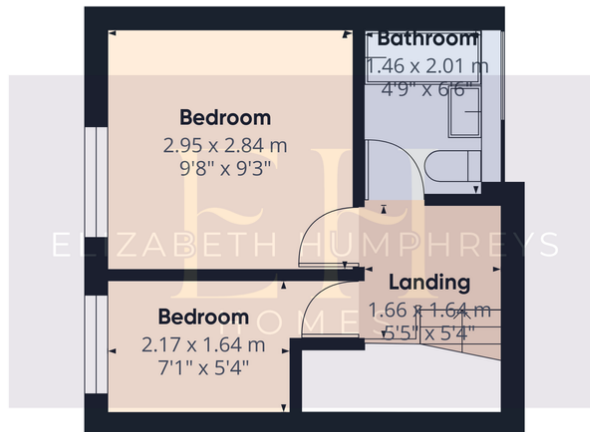


Approximate total area<sup>(1)</sup>  
47.9 m<sup>2</sup>  
517 ft<sup>2</sup>

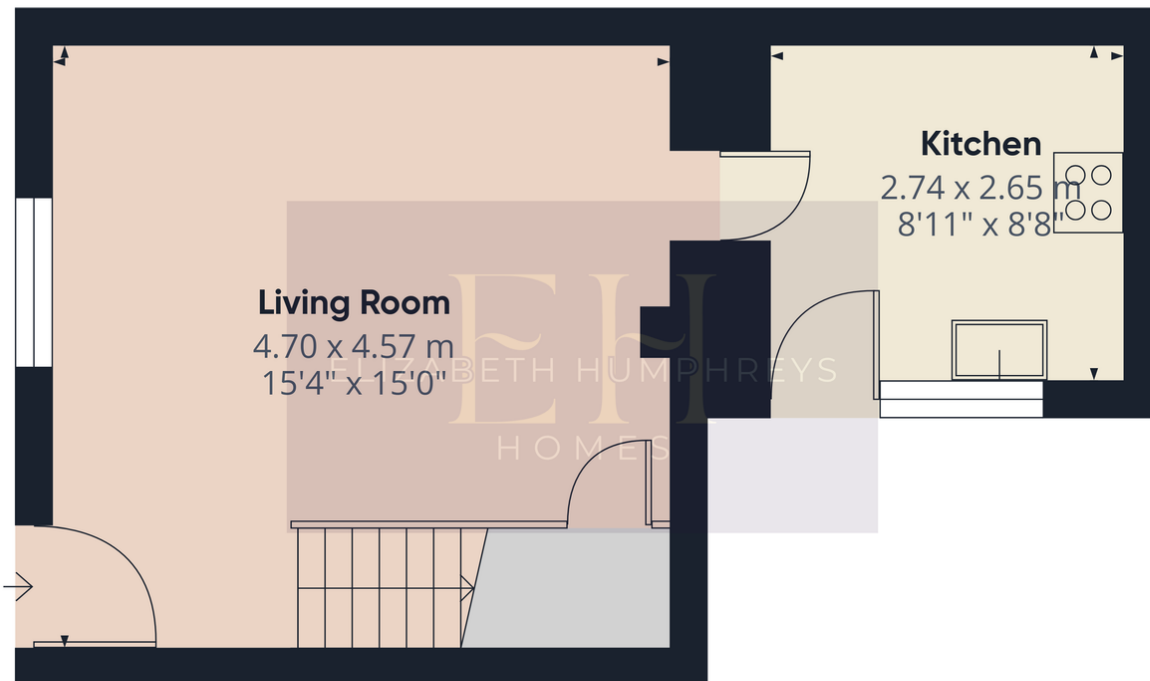
(1) Excluding balconies and terraces

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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Floor 1



Ground Floor

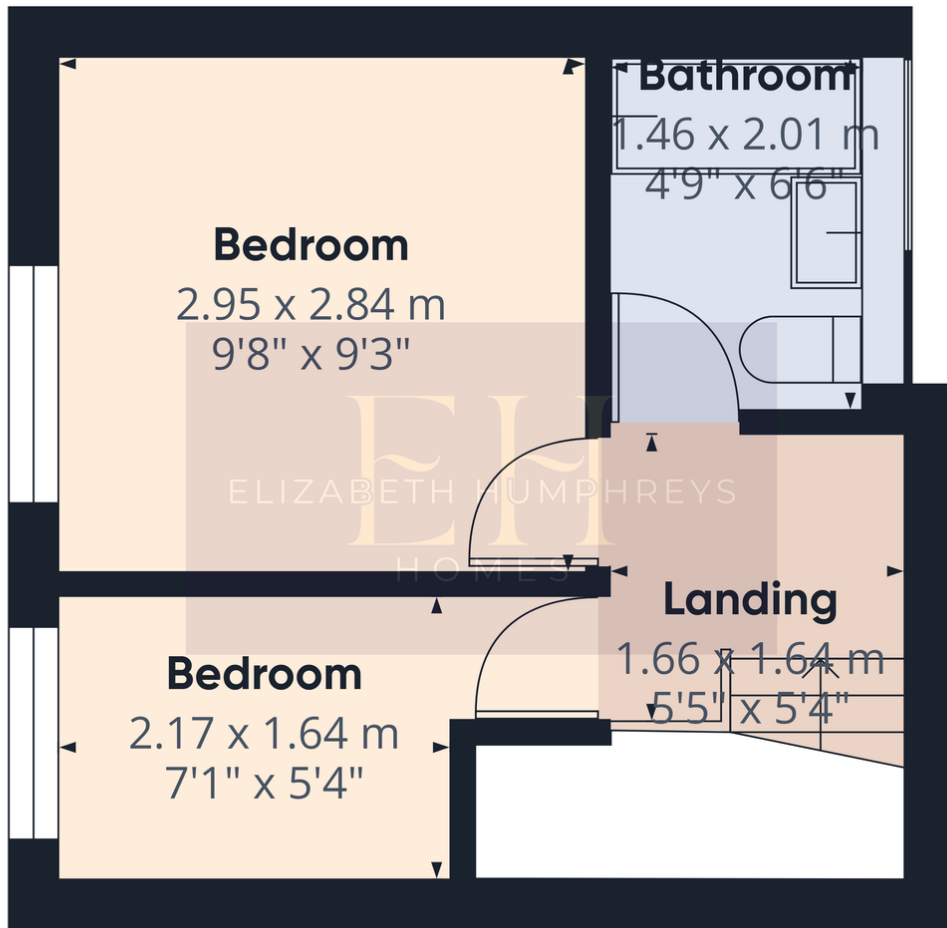
Approximate total area<sup>(1)</sup>  
29.5 m<sup>2</sup>  
318 ft<sup>2</sup>

(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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Floor 1

Approximate total area<sup>(1)</sup>  
18.4 m<sup>2</sup>  
199 ft<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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