



## Meadow Riggs

### Alnwick

- Extended link detached bungalow
- Requires refurbishment
- Versatile and spacious accommodation
- Generous garden
- Viewing highly recommended

**Offers Over £ 250,000**

Energy Performance Certificate - D



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# 13 Meadow Riggs

## Alnwick, Northumberland NE66 1AP

An extended link detached three bedroom detached bungalow requiring refurbishment yet offering excellent and spacious accommodation throughout and benefitting from garage and driveway along with a generous garden to the rear. The property offers versatile accommodation and briefly comprises all to the ground floor: entrance lobby, entrance hall, lounge, dining room through to sitting room, kitchen and side utility porch. There are three bedrooms, one with a further dressing/sitting room and a family bathroom. To the outside, a driveway accesses the single garage which has a utility area to the rear and courtesy door to the rear garden. Gardens extend to the front and rear, the rear being of a particularly good size. Located in a desirable and highly popular residential area which is within easy reach of the town centre and to the A1 with its links throughout the county along with the villages along the glorious coastline. An early viewing to appreciate the potential of this bungalow is strongly advised.

### ENTRANCE PORCH

uPVC entrance door.

### ENTRANCE HALL

Original parquet flooring. Storage cupboard, radiator and loft access.

### LOUNGE 16' (4.88m) MAX x 11'2" (3.40m) MAX INTO BAY

uPVC double glazed bay window to front. Two radiators.

### DINING ROOM 11'8" (3.56m) MAX x 10'2" (3.10m)

Radiator. Through to:

### SITTING ROOM 11'4" (3.45m) MAX x 10'7" (3.22m) MAX

uPVC double glazed patio doors to rear and uPVC double glazed side window. Radiator.

### KITCHEN 11'3" (3.43m) MAX x 7'4" (2.24m) MAX

uPVC double glazed window to front. Door to side. Fitted with wall, base and drawer units with work surfaces and a sink unit with mixer tap and tiled splashback. Space for cooker and fridge. Radiator.

### SIDE PORCH

Space for washer. Door to side.

### BEDROOM ONE 11'7" (3.53m) MAX INTO WARDROBES x 9'10" (2.99m) MAX

Fitted with range of sliding door wardrobes. Through to:

### DRESSING/SITTING ROOM 10'6" (3.20m) MAX x 7'2" (2.18m) MAX

uPVC double glazed sliding patio door with side glazed panel. Glazed window through to dressing/sitting room. Radiator.

### BEDROOM TWO 12'3" (3.73m) MAX x 9'10" (2.99m) MAX

uPVC double glazed window to rear. Radiator.

### BEDROOM THREE 11'3" (3.43m) x 6'11" (2.11m)

uPVC double glazed window to front. Built in wardrobe and radiator.

### BATHROOM 11'10" (3.61m) MAX x 8'11" (2.72m) MAX PLUS DOOR RECESS

Two uPVC double glazed windows to rear. Fitted with a panelled corner bath, separate tiled step in shower, pedestal wash hand basin and low level w.c. Radiator.

### OUTSIDE

#### SINGLE GARAGE

Up and over door, power and light. Courtesy door to rear garden. Utility area to rear.

To the front there is a driveway which provides off road parking and accesses the single garage. The garden is tiered to the front with flowerbeds containing mature plants and shrubs. To the rear there is a generous garden which is mainly lawn and with flowerbeds and decking area to the side. A further garden through the conifer hedging is an ideal allotment/orchard area with fruit trees.

### TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL6119/LP/RAJ/24.9.2020/V.2

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

R007 Ravensworth 01670 713330



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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