



Upper Howick Street Alnwick

- Mid terrace
- Two bedrooms
- Close to town centre
- Rear yard and roof terrace
- Downstairs W.C.
- No chain

Guide Price: **£ 150,000**

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ROOK
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SAYER

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25 Upper Howick Street, Alnwick, Northumberland NE66 1UZ

Centrally located within the historic town of Alnwick in Northumberland, this two bedroom stone mid-terraced house is available to buy with vacant possession and no upper chain. The accommodation offers spacious rooms with a separate lounge to the front, and a dining room to the rear that leads off to a kitchen, utility and downstairs W.C. Upstairs there are two bedrooms and a bathroom. Additional outdoor space is provided by a roof terrace accessed from the rear bedroom. The properties in the centre of the town are popular as holiday rentals, second homes, and owner occupiers who enjoy having the convenience of the town centre shops and transport services close by.

HALL

Entrance door | Radiator | Turned spindle staircase to first floor | Doors to lounge and dining room | Door to rear yard

LOUNGE 13'4 x 11'10 (4.06m x 3.61m)

Double glazed timber frame window to front | Cast iron fireplace with wood surround and granite hearth | Radiator | Original cornice and ceiling rose

DINING ROOM 13'2 x 11'4 (4.01m x 3.45m)

Double glazed timber window to rear | Laminate flooring | Radiator | Door to hall and kitchen

KITCHEN 10'5 x 8'4 (3.18m x 2.54m)

Double glazed timber frame window to rear | Fitted units | 1½ porcelain sink | Space for electric cooker | Extractor hood | Space for dishwasher | Space for undercounter fridge | Part tiled walls | Tiled effect laminate flooring | Central heating boiler |

UTILITY 7'10 x 4'7 (2.39m x 1.39m)

Double glazed timber frame frosted window | Wall and base units | Space for fridge/freezer | Space for washing machine | Tiled effect laminate flooring | Part tiled walls | Door to W.C.

W.C.

Double glazed timber frame frosted window to rear | W.C. | Wash hand basin | Half height wet wall panels | Tiled effect laminate flooring | Radiator

FIRST FLOOR LANDING

Turned spindle staircase to first floor | Split landing | Double glazed timber frame window to rear | Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE 13'2 x 11'4 (4.01m x 3.45m)

Double glazed timber door to roof terrace | Radiator | Half panelled walls

ROOF TERRACE

Wrought iron railings

BEDROOM TWO 11'11 x 11'1 (3.63m x 3.38m)

Double glazed timber frame window to front | Radiator

BATHROOM

Double glazed timber frame frosted window to front | Bath with electric shower over and glass screen | Pedestal wash hand basin | W.C. | Part tiled walls | Tiled floor | Radiator | Vanity light/shaver point | Shelved inner cupboard | Downlights

EXTERNAL

Small courtyard to rear with stone walls and access gate to rear lane

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Not known
Mobile Signal / Coverage Blackspot: No
Parking: On street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold. It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A | EPC RATING: D

AL008590/DM/RJ/30.04.2024/V1



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16 Branches across the North-East



25 Upper Howick Street, Alnwick, Northumberland NE66 1UZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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