



Whitesmiths Way

Swordy Park, Alnwick

Introducing to the market this spacious three bedroom, three floor semi-detached house on the popular Swordy Park development in Alnwick. It is conveniently located near to local schools and the popular Willowburn Retail Park and leisure facilities. It is an ideal location for easy access to the A1 main road too, as well as a short drive to the coast and the East Coast Main Line Railway Station at Alnmouth. This would be a perfect opportunity for a first time buyer trying to get on the property ladder or a great family home. With the benefit of a downstairs w/c, a single garage and also an en-suite, it is a great investment. There is the option to purchase the property at 50% market value (shared-ownership) for £130,000 or at 100% of the market value (owned solely by you) at £260,000.

Guide price: **£260,000**



25 Whitesmiths Way

Swordy Park, Alnwick, NE66 1FE

ENTRANCE HALL

Laminate floor | Radiator | Cupboard | Stairs to first floor | Doors to W.C. Lounge and Kitchen

KITCHEN 12'4" x 8 10" (Max) (3.76m x 2.69m)

Double-glazed window | Breakfast bar with integrated charging point | Gas Boiler | Matching wall and base units | Integrated Oven, gas hob and dishwasher | Space for fridge freezer | Stainless steel sink | Radiator

DOWNSTAIRS W.C.

Extractor fan | Radiator | Pedestal wash-hand basin | W.C.

LOUNGE 13'10" x 12'7" (4.21m x 3.83m)

Radiator | Wood effect laminated flooring | Double-glazed patio doors | Double-glazed windows

FIRST FLOOR

FIRST FLOOR LANDING

Two Radiators | Doors to bedrooms and bathroom | Stairs to 2nd floor

BEDROOM TWO 13'10" x 12'6" (4.21m x 3.81m)

Double-glazed window | Radiator

BATHROOM 7'1" x 6'2" (Max) (2.16m x 1.88m)

Closed coupled W.C. | Pedestal wash-hand basin | Part mirrored surrounds | Bath with tiled splashbacks | Lino flooring

BEDROOM THREE 9'6" x 7'2" (2.89m x 2.18m)

Double-glazed window | Radiator

SECOND FLOOR

BEDROOM ONE 19'6" x 13'11" (Max) (5.94m x 4.24m)

Double-glazed window | Radiator | Double-glazed Velux style window | Integrated wardrobe | Door to En-Suite

ENSUITE

Radiator | Double-glazed Velux style window | Shower cubicle with electric shower and tiled surrounds | Pedestal wash-hand basin with tiled splashbacks

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No known Issues

Parking: Garage and driveway via dropped kerb



MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is currently Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale: 100% including Freehold
Service Charge: £21.63 per month

COUNCIL TAX BAND: D
EPC RATING: B

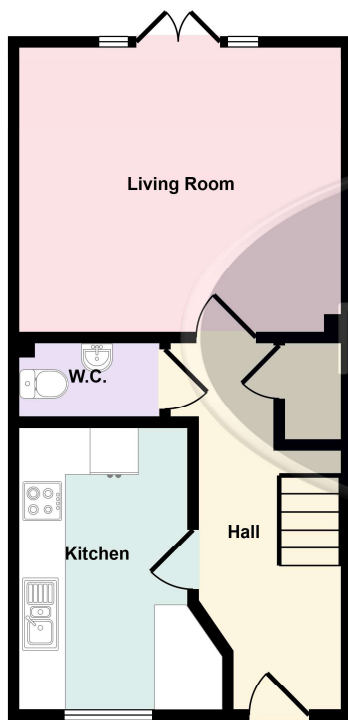
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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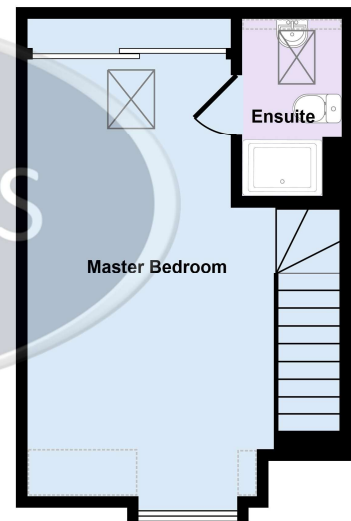
Approx Gross Internal Area
98 sq m / 1053 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft




First Floor
Approx 36 sq m / 388 sq ft



Second Floor
Approx 25 sq m / 272 sq ft

AL009056 - Version 2.0

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

