



Cornhill Estate | Alnwick | NE66 1RS

**£175,000**

Offering great space and well-presented accommodation throughout, an excellent three bedroom end terrace property situated in a popular residential area close to the shopping, leisure and transport facilities of the town centre of Alnwick. The property benefits from a driveway and garage along with double glazing and gas central heating (new boiler fitted in 2023). The lounge and bedroom one also have dual aspect windows creating a light and airy space. The current owners have completed updating on the property including; new fencing, sandstone paving to front and rear gardens, new flooring, garden area remodeled with shrubbery, new garage roof etc.

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**End Terrace House**

**Three double bedrooms**

**New boiler fitted in 2023**

**Garage and driveway parking**

**Downstairs cloakroom**

**Tenure- Freehold**

**Council Tax Band- B**

**EPC- D**

**For any more information regarding the property please contact us today**

**ENTRANCE HALL 13'11" x 11'6" (4.24m x 3.50m)**

UPVC door with double-glazed frosted windows | Radiator |  
Three storage cupboards | Doors to; cloakroom, lounge,  
kitchen/diner | Stairs to first floor

**LOUNGE 19'11" x 8'8" (6.07m x 2.64m)**

Dual aspect double-glazed windows | Cupboard | Radiator |  
Feature fireplace (Not connected to gas)

**CLOAKROOM**

Part-tiled walls | Wash-hand basin | Close-coupled W.C |  
Double-glazed frosted window

**KITCHEN/DINER 19'11" x 8'8" (6.07m x 2.64m)**

Double-glazed window | Matching wall and base units with  
integrated gas oven and hob, extractor hood, stainless steel  
sink, and space for washing machine and fridge freezer | Gas  
boiler | Vinyl flooring | Radiator | Part tiled walls | Double-  
glazed sliding doors

**LANDING**

Three storage cupboards | Loft hatch | Doors to; bedrooms  
and bathroom

**BEDROOM ONE 11'11" x 11'6" (3.63m x 3.50m)**

Dual aspect double-glazed windows | Radiator

**BEDROOM TWO 13'6" x 8'0" (4.11m x 2.44m)**

Double-glazed window | Radiator

**BEDROOM THREE 8'7" x 8'0" (2.61m x 2.44m)**

Double-glazed window | Radiator

**BATHROOM**

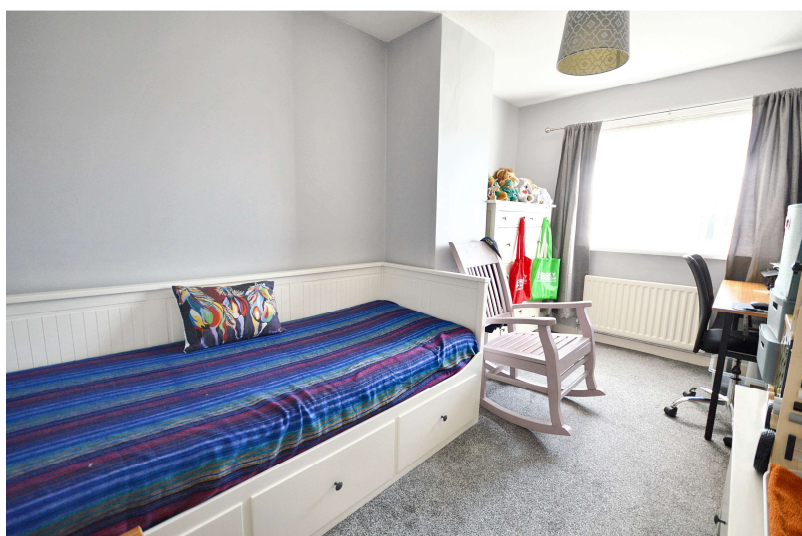
Fully tiled walls | Tiled floor | Wash-hand basin |  
Close-coupled W.C | Bath with electric shower over |  
Double-glazed frosted window | Chrome ladder style  
radiator

**T: 01665 510044**

**alnwick@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/Driveway

### 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.

### RESTRICTIONS AND RIGHTS

Restrictions on property -There is a restriction on running a business from the property.

### 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: B

### EPC RATING: D

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# Floorplan Coming Soon

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## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**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



**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.

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