



Howling Lane | Alnwick | NE66 1ED

**£100,000**

This three-bedroom semi-detached house on a generous corner plot offers large gardens, and excellent potential for renovation and extension, ideally located near green spaces and the town centre.

ROOK  
MATTHEWS  
SAYER



**SEMI DETACHED HOUSE**

**LARGE CORNER PLOT**

**DOWNSTAIRS W.C.**

**CLOSE TO TOWN LOCATION**

**FREEHOLD**

**NO FORWARD CHAIN**

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

### **18 Howling Lane, Alnwick NE66 1ED**

A three-bedroom semi-detached house, available for sale with no onward chain and situated on a generous corner plot. Located conveniently close to green spaces and near the town centre.

One of the standout features of this property is the scope for extending, subject to planning permissions, making it ideally suited for growing families or those wishing to add extra living space. The large gardens offers an abundance of outdoor space—perfect for children to play or gardening enthusiasts.

Benefiting from a D-rated EPC, this home represents a solid foundation for future improvements. The residence does require renovation, presenting an exciting opportunity for buyers with a vision to modernise and add value according to their preferences.

In summary, this semi-detached house, set on a sizeable corner plot, delivers superb potential and considerable outdoor space—all within a convenient location close to both green spaces and the amenities of the town centre. Early viewing is highly recommended to fully appreciate the scope and possibilities this property presents.

#### **ENTRANCE HALL**

UPVC double-glazed entrance door | Staircase to first floor | Radiator | Door to lounge

#### **LOUNGE 14'5" x 11'11" (4.39m x 3.63m)**

UPVC double-glazed window | Radiator | Fireplace incorporating an electric fire | Doors to entrance hall & rear hall

#### **REAR HALL**

UPVC double-glazed external door | Radiator | Under-stairs storage cupboard | Internal doors to; kitchen, lounge, W.C.

#### **KITCHEN 11' x 8'5" (3.35m x 2.56m)**

Fitted units incorporating; stainless-steel sink, space for washing machine, space for cooker with gas and electric point, extractor hood, space for fridge-freezer

UPVC double-glazed window | Central heating boiler | Radiator

#### **W.C.**

Low-level W.C. | Wash-hand basin | Radiator | Single-glazed frosted window

**T: 01665 510044**

**E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street

### 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

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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

07/10/25 DM Price change  
AL009081/DM/CM/27.08.25/V1



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# FLOOR PLAN

Approx Gross Internal Area  
68 sq m / 735 sq ft



Ground Floor  
Approx 34 sq m / 366 sq ft

First Floor  
Approx 34 sq m / 369 sq ft

Version 1

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.

