



Arkle Court | Alnwick | NE66 1BS

**£189,950**

This well-presented three-bedroom house in a quiet Alnwick development features a spacious living room, private garden, garage, and excellent access to schools, amenities, and transport links—making it ideal for families, commuters, or investors

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**MID-LINK HOUSE**

**THREE BEDROOMS**

**NO CHAIN**

**GARAGE**

**ENCLOSED REAR PAVED GARDEN**

**NEAR TO RETAIL PARK**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

For any more information regarding the property please contact us today

#### 44 Arkle Court, Alnwick NE66 1BS

This well-presented three-bedroom terraced house is offered for sale in a quiet residential development within the sought-after market town of Alnwick, Northumberland. Situated close to Willowburn Retail Park, the leisure centre, and The Duchess's Community High School, the property benefits from excellent access to local amenities and the main A1 road, making it ideal for commuters and families alike.

The home features a spacious reception room with a delightful garden view, creating a bright and relaxing space perfect for entertaining or unwinding after a busy day. There are two generous double bedrooms, both benefitting from built-in storage. The third bedroom is a comfortable single, making it suitable for a child, study, or guest accommodation.

The family bathroom is equipped with both a jacuzzi bath and a multi-jet shower, delivering a sense of luxury and comfort. Externally, the property boasts a private low maintenance garden, perfect for enjoying the outdoors, and a single garage together with a generous block-paved driveway.

Energy efficiency is assured with an EPC rating of C, and the property falls within council tax band B. The location offers easy access to nearby schools, green spaces, walking and cycling routes, making it especially attractive for families, first time buyers, or investors looking for a property in a convenient and desirable area. Arrange your viewing today to appreciate the excellent condition and lifestyle opportunity this home provides.

#### ENTRANCE PORCH

UPVC double glazed entrance door | Fitted shelves | UPVC door to hall

#### HALL

Radiator | Covling to ceiling | Staircase to first floor | Doors to living room and kitchen.

#### LIVING ROOM 15'8 x 12'8 (4.77m x 3.86m)

UPVC double glazed window | Radiators | Feature electric fireplace | Under stairs storage cupboard | Covling to ceiling

#### KITCHEN 9'7 x 7' (2.92m x 2.31m)

Fitted wall and base units incorporating; single stainless-steel sink | Electric hob | Extractor hood | Electric oven | Integrated fridge freezer | Space for washing machine UPVC double glazed external door | Central heating boiler | Tiled walls | Radiator | Covling to ceiling.

#### FIRST FLOOR LANDING

Two storage cupboards | Covling to ceiling | Downlights | Loft access hatch | Doors to bedrooms and bathroom

#### BEDROOM ONE 10'7 x 8'9 (3.22m x 2.66m)

UPVC double glazed window | Fitted wardrobes and dressing table | Radiator

#### BEDROOM TWO 9'8 x 9'2 (2.94m x 2.79m)

UPVC double glazed window | Radiator | Storage cupboard with shelves and hanging rail

#### BEDROOM THREE 9'5 x 8'5 (2.87m x 2.56m)

UPVC double glazed door window | Radiator

#### BATHROOM

Jacuzzi bath with multi jet shower over and separate handheld attachment | Fitted cabinets with integrated WC and wash basin | Wall unit | Radiator | Fully tiled walls | UPVC frosted double glazed window | Downlights | Extractor fan.

#### GARAGE 9' x 17'3 (2.74m x 5.25m)

Electric roller door | Light and PowerPoint | Fitted shelves | Cold water tap

#### EXTERNALLY

Block paved front garden providing multi vehicle parking and access to garage. Paved rear garden with wall and fence boundaries

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage and 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

#### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

#### 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: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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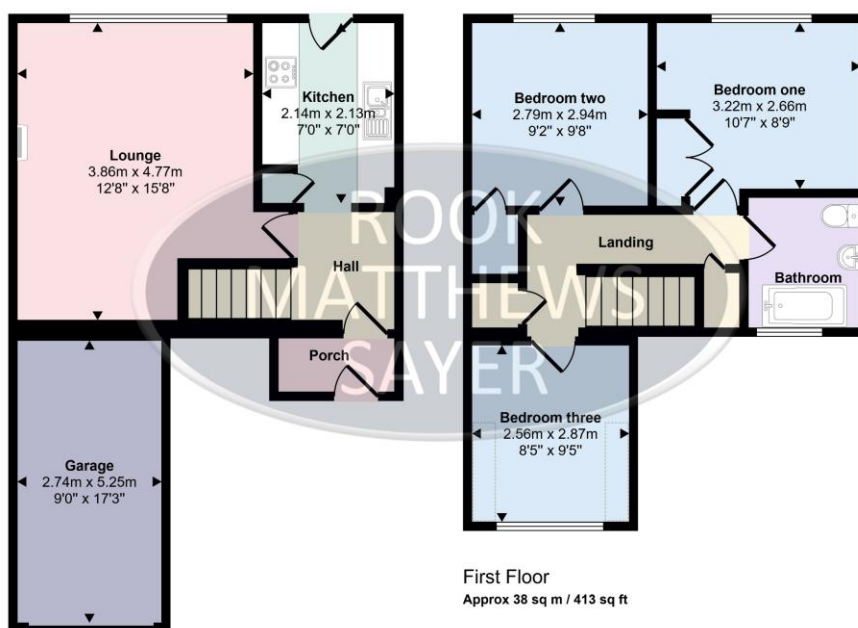
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Approx Gross Internal Area  
82 sq m / 879 sq ft



**Ground Floor**  
Approx 43 sq m / 467 sq ft

Denotes head height below 1.5m

AL009256 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.



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