



## Market Place Alnwick

- Town centre location
- Two bedrooms
- First and second floor accommodation
- Gas central heating
- No upper chain

**Guide Price: £ 145,000**

EPC: D



01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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The ground floor entrance hall has stairs leading up to a spacious, open plan kitchen/sitting/dining room with fitted kitchen and three windows overlooking the market place. On the second floor there are two double bedrooms and bathroom. Gas central heating throughout.

## HALLWAY

Large ground floor entrance hallway and draft excluding porch, radiator, sizable storage cupboard and stairs to first floor.

## FIRST FLOOR

### KITCHEN/DINING/ SITTING ROOM (front facing)

26' 7" (8.1m) x 18' 0" (5.49m) (max including stairwell)

Well-lit, open plan living space with three large front facing windows with period shutters, overlooking the market place. The kitchen area is to the rear with generous fitted storage units, incorporating stainless steel sink with mixer tap. Gas hob with electric oven and extractor hood over. Fridge/freezer and washing machine can be included.

Two radiators and wall mounted gas fire with back boiler for central heating.

## SECOND FLOOR

Stairs to half landing with built-in cupboard. Continuing to main landing.

### BEDROOM ONE (front facing) 18' 0" (5.49m) x 10' 5" (3.18m)

Shuttered windows. Radiator.

### BEDROOM TWO (front facing) 18' 0" (5.49m) x 8' 7" (2.62m) (max)

Shuttered windows, built-in storage cupboard, radiator.

## BATHROOM (front facing)

Bath with shower mixer tap, pedestal wash handbasin and WC.

## TENURE

The property is leasehold with a Lease created 8 August 1983 for a term of 999 years, and a Ground Rent of £10. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL007360/JG/RJ/20/11/20/V.3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	55   D	
39-54	E		
21-38	F		
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R007 Ravensworth 01670 713330

16 Branches across the North-East







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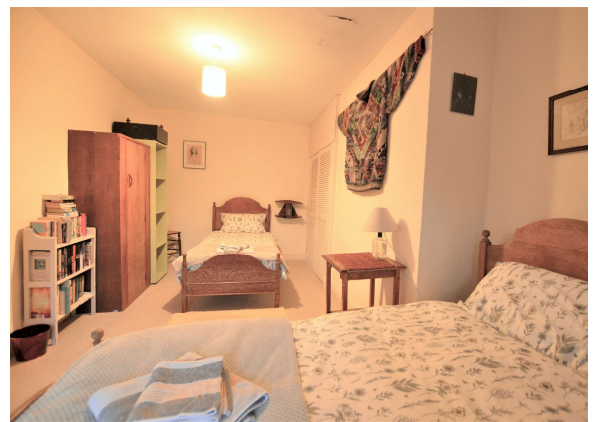
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