



Chapel Lane Alnwick

- Character property
- Three bedrooms – Master with en-suite
- Town centre location
- Allocated parking
- Conservatory

Offers in Excess of £240,000

Energy Performance Certificate: E



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ROOK
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The Old Bakery

1a Chapel Lane, Alnwick, Northumberland NE66 1XT

An unusual property full of character in an excellent location with the benefit of parking. The property is ideally suited for permanent living or as a holiday/second home, with direct pedestrian access to the main street and off-road parking. The ground floor includes entrance lobby, living room and dining room/bedroom three, with master bedroom and en-suite shower room on the first floor, plus second double bedroom and family bathroom. The lower ground floor has an extensive kitchen/dining/living room with fitted units and appliances, and has access to the lower hall/study area with stairs leading to the small conservatory. The property has quality fittings and is well-presented, so an early inspection is highly recommended.

Alnwick has a good range of day to day shopping facilities including a choice of pubs and restaurants, with many tourist attractions including Alnwick Castle and Gardens.

LOBBY

Stairs to first floor.

SITTING ROOM 17' 0" (5.18m) x 12' 9" (3.89m) (max including stairs)

Window to front, electric fire, radiator, understairs storage cupboard, wall mounted lights. Stairs leading down to the lower ground floor.

DINING ROOM/BEDROOM THREE 14' 07" (4.45m) x 6' 10" (2.08m) (Max into window)

Window to front, cupboard housing meters, radiator. Access to conservatory.

FIRST FLOOR

BEDROOM ONE (front facing) 10' 1" (3.07m) x 9' 09" (2.97m)

Window to front, radiator, walk-in wardrobe.

EN-SUITE

Shower, wash basin and WC, radiator, ceiling spotlights and extractor fan.

BEDROOM TWO 13' 4" (4.06m) x 10' 0" (3.05m)

Window towards Methodist church and radiator.

BATHROOM

Window to front, 'P' shaped bath with mixer tap and shower over with shower screen, wash handbasin and WC. Tiled floor, ceiling spotlights and extractor fan.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM 23' 4" (7.11m) x 10' 06" (3.20m)

The kitchen area has range of oak fronted base and wall units, sink with mixer tap, integrated dishwasher, fridge, freezer, and washer/dryer, electric hob and oven, radiator. The living area has brick fireplace and hearth. Understairs storage cupboard.

CLOAKROOM/ WC

Wash handbasin and WC.

INDOOR COURTYARD 9' 09" (2.97m) x 6' 06" (1.98m) (max including stairs)

Original stone archway part exposed. Stairs leading to conservatory.

CONSERVATORY 8' 04" (2.54m) x 7' 09" (2.36m)

A good sitting area with glazed door leading to outside. Arched door to bedroom three.

EXTERNALLY

Allocated parking place opposite.

TENURE

Freehold. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AL007352/JG/RJ/10/11/2020/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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