



26 Upper Howick Street

Alnwick



SANDERSON
YOUNG



26 Upper Howick Street
Alnwick, Northumberland, NE66 1UZ

Stylish & sympathetically refurbished, four bedroom period house in a historic Conservation area of Alnwick town, ideal as a main or second home, with private courtyard rear garden.

A superb and beautifully presented period house, reconfigured and fully refurbished over the last 3 years to a high standard - the house offers deceptively spacious accommodation (approx. 149m2) over two floors and benefits from an attractive landscaped rear garden, and on street parking.

Price Guide:
Guide Price £350,000

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Remedial works include; new gas central heating system and cast iron radiators, electrics updated and refurbished double glazed sash windows. Many period features have been reinstated including cast iron and tiled fireplaces, stone flagged flooring to the kitchen, wood burning stove, wood floorboards and stripped wood doors.

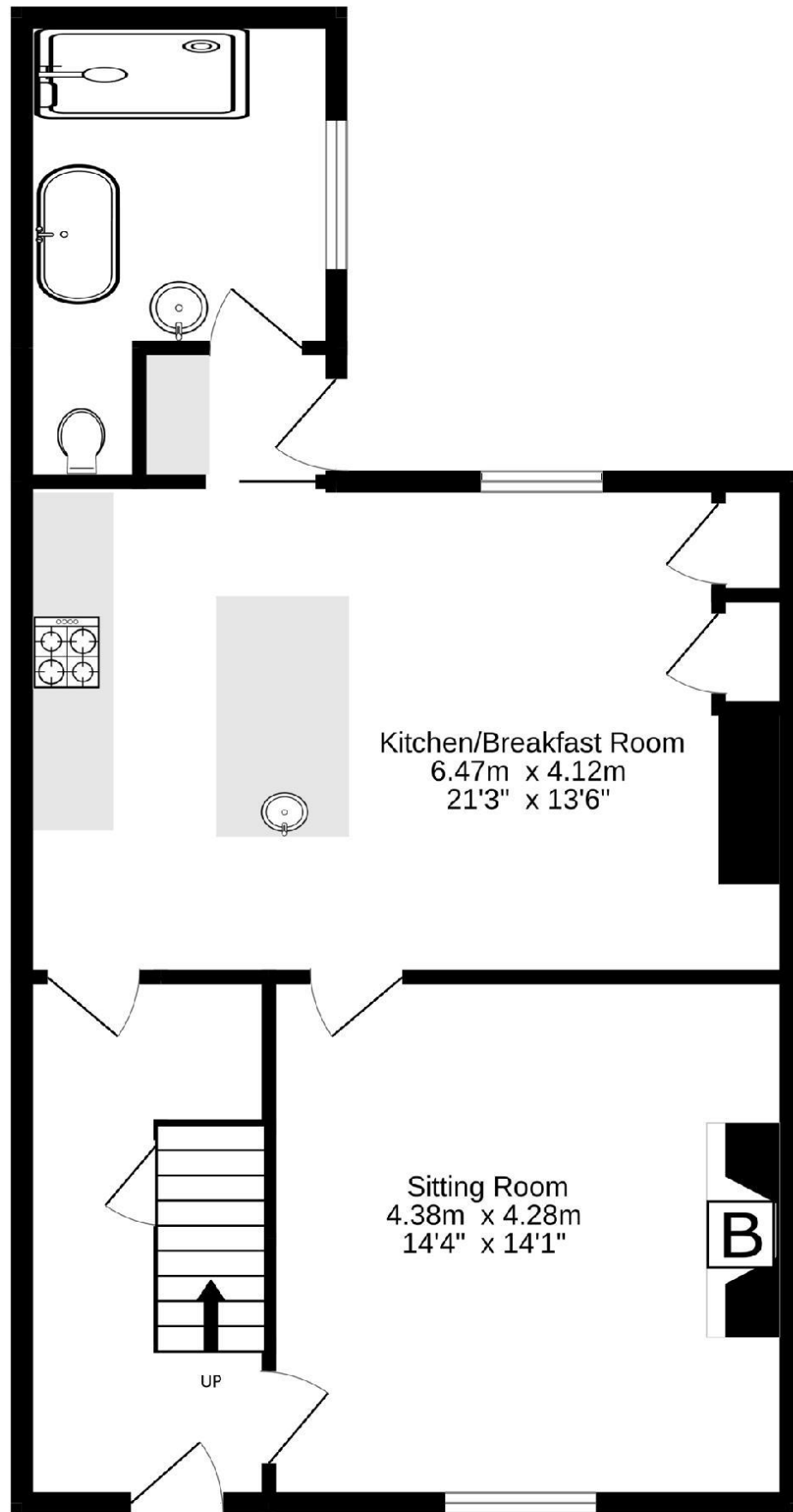
Ground floor - Hallway with stone flagged floor | Sitting room with cast iron wood burning stove | Fabulous open plan kitchen/dining room with stone flagged floor, and bespoke kitchen cabinets and a central island - integrated appliances include oven & hob, dishwasher, wine fridge and fridge/freezer | Utility lobby with plumbing for a washing machine and space for a tumble dryer | Luxury Ground floor bathroom with freestanding bath and separate walk in shower with rainfall head.



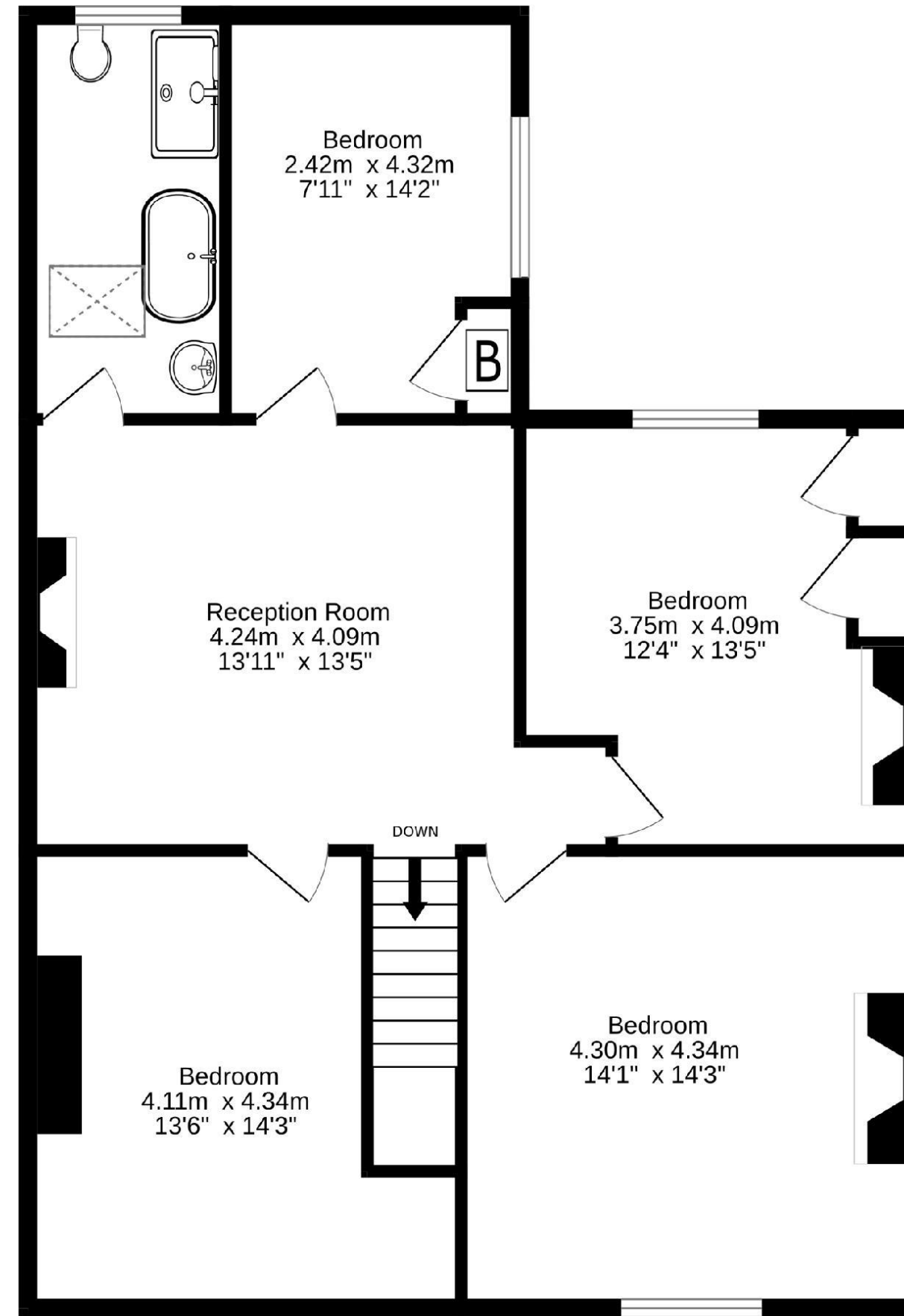
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Ground Floor
61.7 sq.m. (664 sq.ft.) approx.



1st Floor
87.3 sq.m. (940 sq.ft.) approx.



TOTAL FLOOR AREA : 149.0 sq.m. (1604 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor - Impressive first floor reception room with central chimney breast | Four good sized double bedrooms, all with space for freestanding bedroom furniture | Fabulous and good sized Bathroom/wc with free standing roll top bath with ball and claw feet & a separate walk in shower with rainfall head.

Externally - The house has an attractive courtyard garden, landscaped with slate beds and a paved patio, with an excellent new fence a set to the boundary, wood store and secure gate giving access to the side passageway.

The property is ideally placed for easy access into Alnwick town, with its wide range of shops, cafes, & bar/restaurants, as well as local amenities and services - within walking distance of the beautiful Alnwick Castle & Alnwick Garden.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: E

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