



26 Willoughby Park

Alnwick



SANDERSON
YOUNG



**26 Willoughby Park
Alnwick, Northumberland, NE66 1ET**

A modern two bedroom terraced home, on this popular residential development constructed by Cussins in 2014 - with a private enclosed rear garden, allocated parking for two cars and ideally placed for easy access to Alnwick town and the local amenities. NO UPWARD CHAIN

Agents Note - that the property was originally purchased under the Affordable Housing Scheme, at 70% of the market value, and therefore is to be sold under a Section 106 Agreement to an approved purchaser that would be unable to afford the property, should it be sold at 100% of the market value. (Full details and eligibility criteria available upon request)

Price Guide:

Fixed £128,000



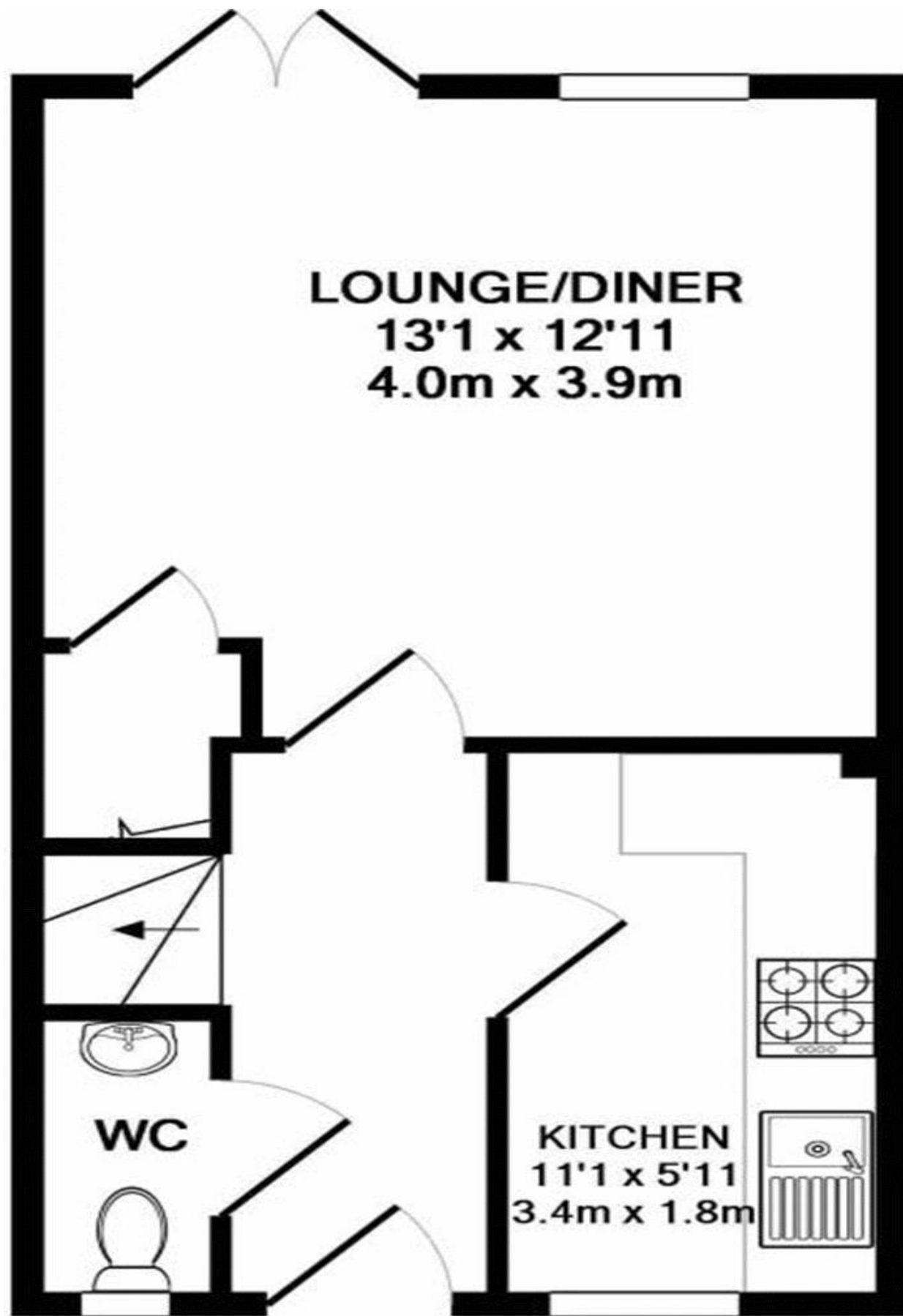


Accommodation - Entrance hall with stairs to first floor & understairs storage | Ground floor cloakroom wc | Well-appointed, modern fitted kitchen with integrated gas hob, with electric oven and extractor hood, with space for washing machine and fridge/freezer | Lovely sitting room located to the rear, with French doors opening to the garden | First floor | Master bedroom with views over the rear garden | Second good sized double bedroom | Bathroom with bath with shower over & screen, basin and WC.

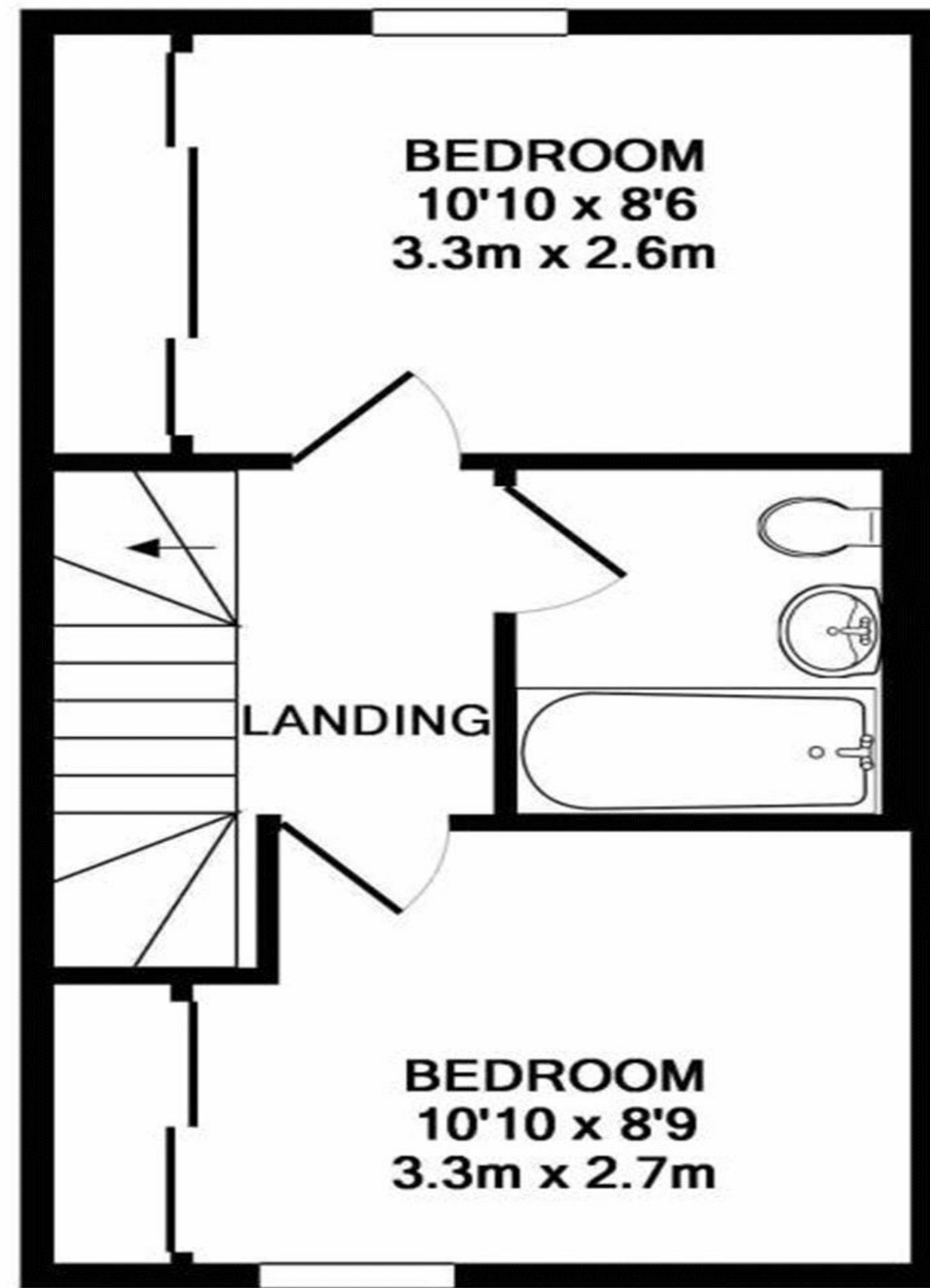


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GROUND FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

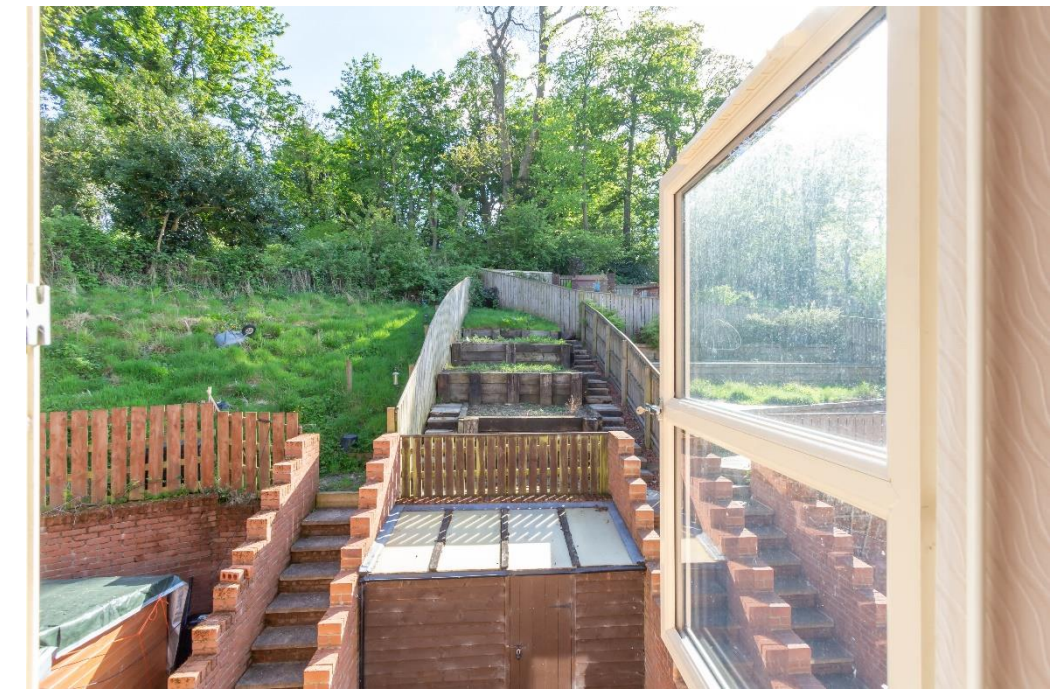


1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Externally - The house has a driveway with parking for two cars, and to the rear an easily maintained enclosed & tiered garden with an open aspect to the rear and not overlooking.

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

Lease Details: 999 Year Lease from 2014 with 990 years remaining | Ground Rent - £220 | Freeholder - Braemar Limited | Managing Agents: Rendall & Rittner

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