



69 Fairfields

Alnwick



SANDERSON
YOUNG





69 Fairfields

Alnwick, Northumberland, NE66 1BT

Excellent refurbished and extended, three bedroom detached house, on a lovely landscaped garden plot with a double width block paved driveway and triple detached garage - ideal as a separate home office/studio or granny annexe (subject to normal consents and Ducal covenants) NO UPWARD CHAIN

A fabulous three bedroom, extended detached house, recently refurbished and improved by the owners with a number of works completed; new front and side uPVC doors, newly decorated and carpeted, some new radiators and glazing, new sinks to the kitchen and utility room, new downlighters, new white goods, works to gutters and drains and front and rear gardens landscaped and planted.

Price Guide:

Guide Price £350,000

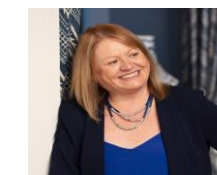
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Ground floor - Attractive Portico entrance | Generous dining hallway with stairs to the first floor and small bay window to the front | Sitting room with feature fireplace, window to the front and doors opening to the Garden room | Lovely sized garden room with views in the distance towards the coast, some new glazing and French doors to the garden | Galley style kitchen with a range of cabinets, with integrated hob and oven, with a new dishwasher, and fridge/freezer | Utility room with the new washing machine and sink, and space for a tumble drier | Ground floor WC.

First floor - First floor landing with access to a part boarded loft | Double bedroom one with dual aspect windows and refurbished built in wardrobes | Ensuite shower with a new doors to the corner shower, basin and WC | Guest double bedroom with distant views to the coast | Study/bedroom three with a built in wardrobe | Family bathroom/wc.

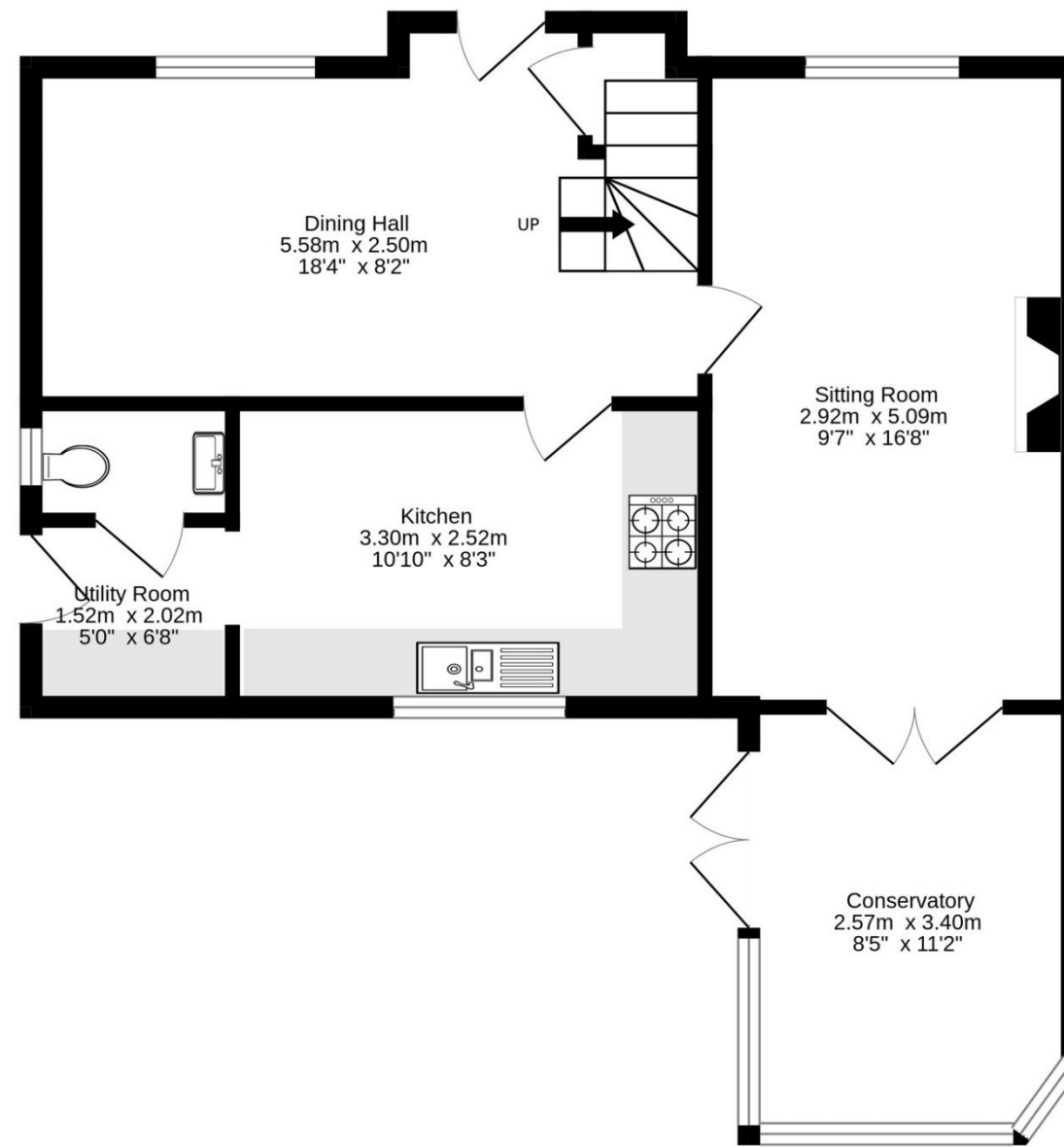


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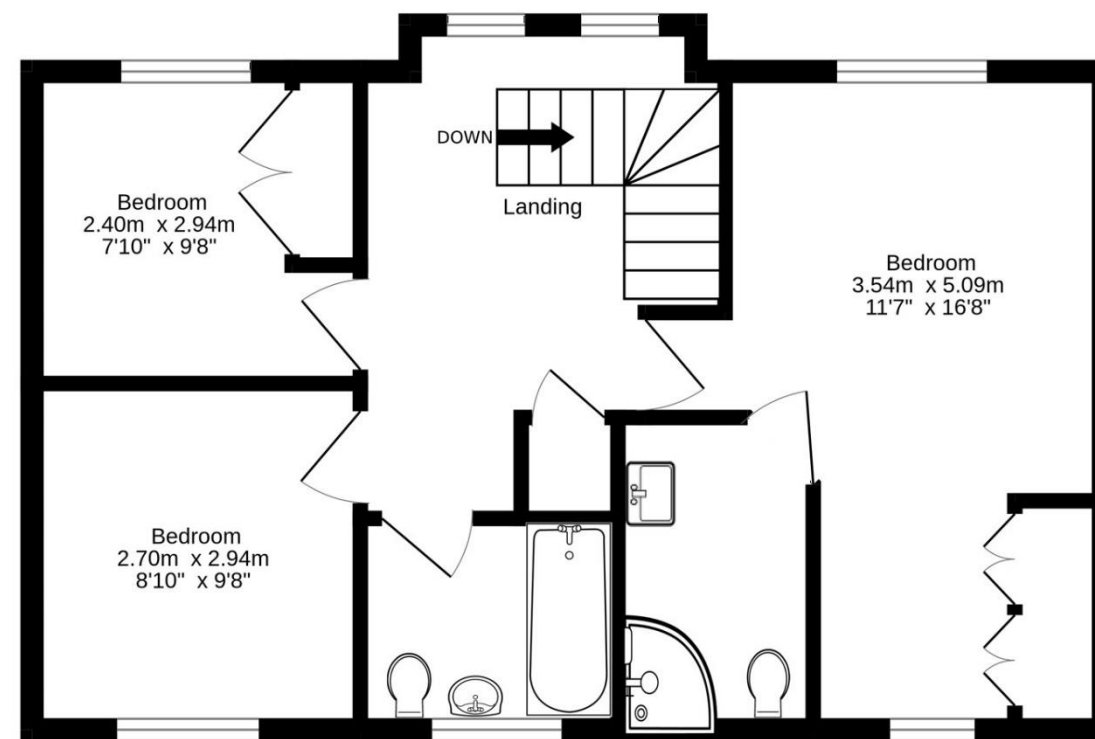




Ground Floor
51.2 sq.m. (551 sq.ft.) approx.



1st Floor
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 94.2 sq.m. (1014 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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Externally - the gardens are beautifully presented with immaculate lawns to the front, with well stocked & mature planted borders and lovely climbing rose & clematis to the front of the house | The rear garden is paved and gravelled for easy maintenance | Block paved driveway for two cars | Detached triple garage, formerly the Sales Office for the development, extended at the rear and with a covered roof area to the front.

Fairfields is ideally placed for easy access to a wide variety of local amenities, including shopping & leisure facilities, 'Willowburn Leisure' centre, schooling for all ages, as well as the A1 for commuting to Newcastle and Morpeth to the south, and Berwick & Edinburgh to the north. The main line railway station at nearby Alnmouth has regular direct services to London Kings Cross, Edinburgh and Newcastle upon Tyne.

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

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