



# 1 Percy Terrace

Alnwick



SANDERSON  
YOUNG





## 1 Percy Terrace Alnwick, Northumberland, NE66 1AF

**Lovely two bedroom, stone period terraced house in Alnwick's Conservation area, only minutes from Alnwick town centre, with its wide variety of shops, cafes, & pubs/restaurants, Alnwick Castle and Alnwick Garden - an ideal investment, second home or main home. NO UPWARD CHAIN**

The attractive two bedroom period house, in the heart of Alnwick's Conservation area, has been recently refurbished with a new gas central heating system, updated bathroom, redecorated throughout with newly fitted carpets. The traditional terraced house, currently let on a short assured tenancy, would suit those buyers seeking a main home, second home or investment in the heart of Alnwick, close to local amenities.

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### Price Guide:

Guide Price £179,950

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**Ground floor** - Entrance hallway with access to the small covered courtyard and outhouse | Generous open plan sitting/dining room and kitchen, with a sash window to the front elevation, storage cupboard and large under stairs cupboard | Kitchen fitted with a small range of cabinets, stainless steel sink and space for a freestanding oven.

**First floor** - First floor landing | Double bedroom one with sash window to the front | Single bedroom two with built in wardrobes | Refurbished bathroom with a rainfall shower over the bath, basin & WC, recessed storage and a window to the rear.

**Externally** - Small covered courtyard area with useful outhouse/store.

**Agents Note** - the current Tenancy ends in July 2025, and will be vacant upon completion of the sale.

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



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Alison Oxley  
01665 600 170  
[alison.oxley@sandersonyoung.co.uk](mailto:alison.oxley@sandersonyoung.co.uk)

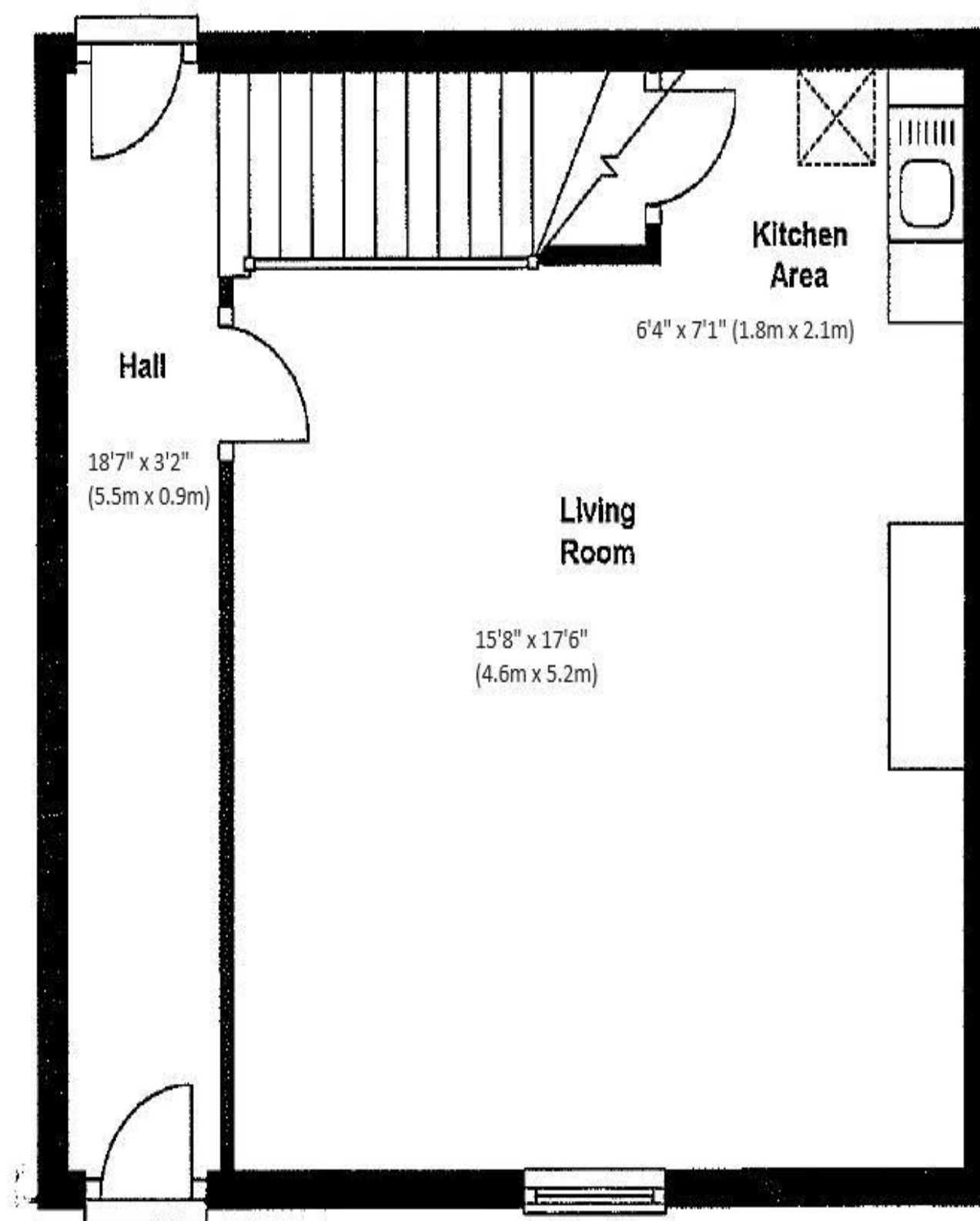




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Ground Floor



First Floor

