

10 Willoughby Park

Alnwick


SANDERSON
YOUNG





10 Willoughby Park
Alnwick, Northumberland, NE66 1ET

A STYLISH & WELL PRESENTED TWO BEDROOM TERRACED HOME, WITH FABULOUS VIEWS TO ALNICK CASTLE AND TOWN, PRIVATE GARDEN, DRIVEWAY PARKING AND SEPARATE TIMBER HOME OFFICE/STUDIO - WELL POSITIONED IN THIS POPULAR RESIDENTIAL DEVELOPMENT IN ALNICK TOWN, IDEAL FOR FIRST TIME BUYERS.

Agents Note - 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 £138,000

2 1 1 B



The two bedroom mid terraced house, offers a great opportunity for first time buyers and those looking for a smaller style and easily maintained home, recently redecorated and re- carpeted throughout and with the recent addition of a versatile timber cabin/studio at the rear, which could lend itself to a variety of uses.

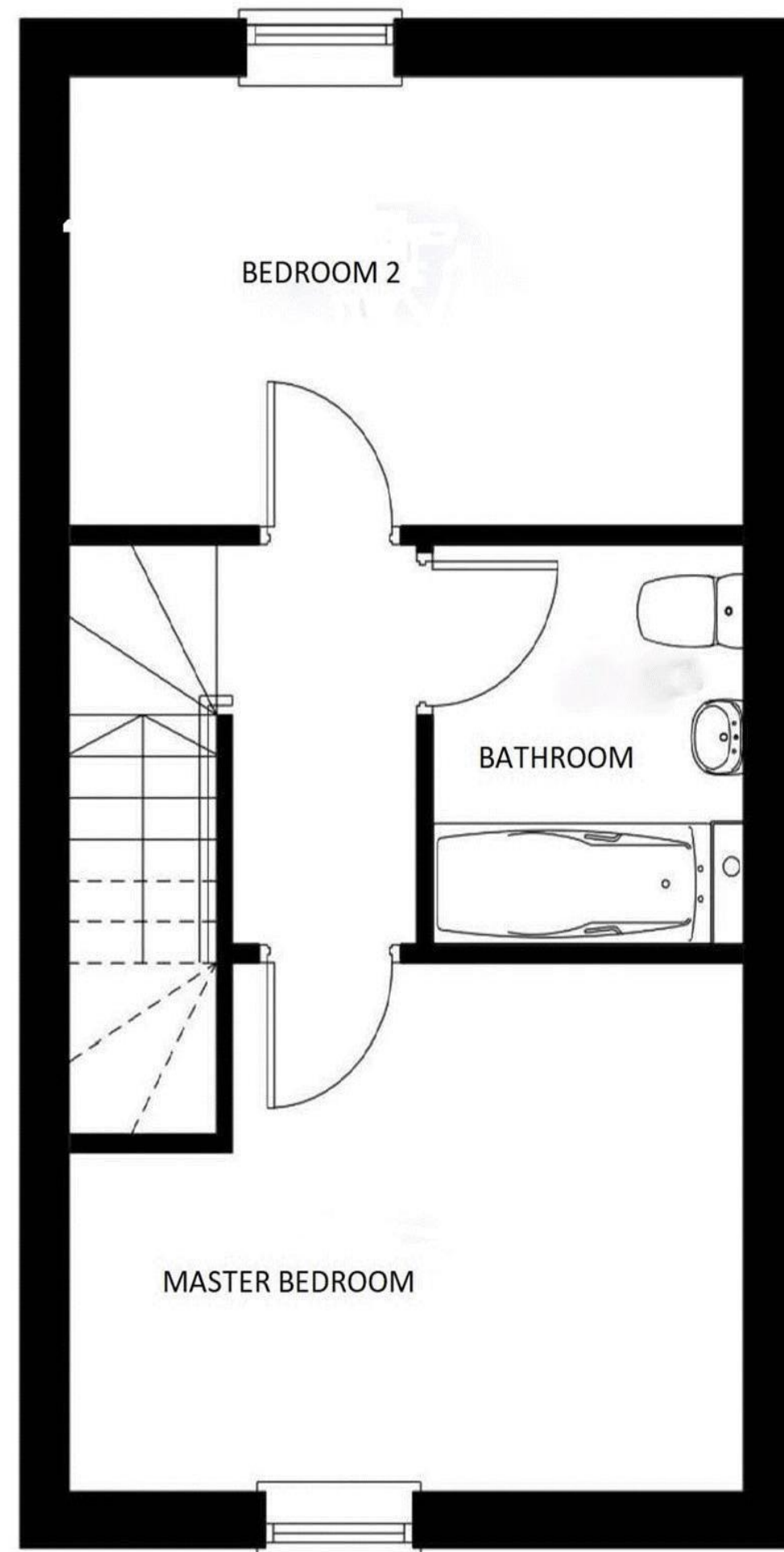
Ground floor - Entrance hall with stairs to first floor | Ground floor cloakroom wc | Well-appointed, modern fitted kitchen with a range of cabinets, integrated gas hob, with electric oven and extractor hood, plumbing for a washing machine and space for a fridge/freezer | Lovely sitting/dining room located to the rear, with French doors opening to the paved patio & garden and fantastic views towards Alnwick Castle and the Pastures - useful under stairs storage cupboard | Timber studio/home office accessed from the garden.

First floor - First floor landing | Good sized double bedroom, currently used as a dressing room, with space for freestanding furniture | Bedroom two with views to the Castle and Alnwick town | | Family bathroom with bath and shower over, wash hand basin and WC.



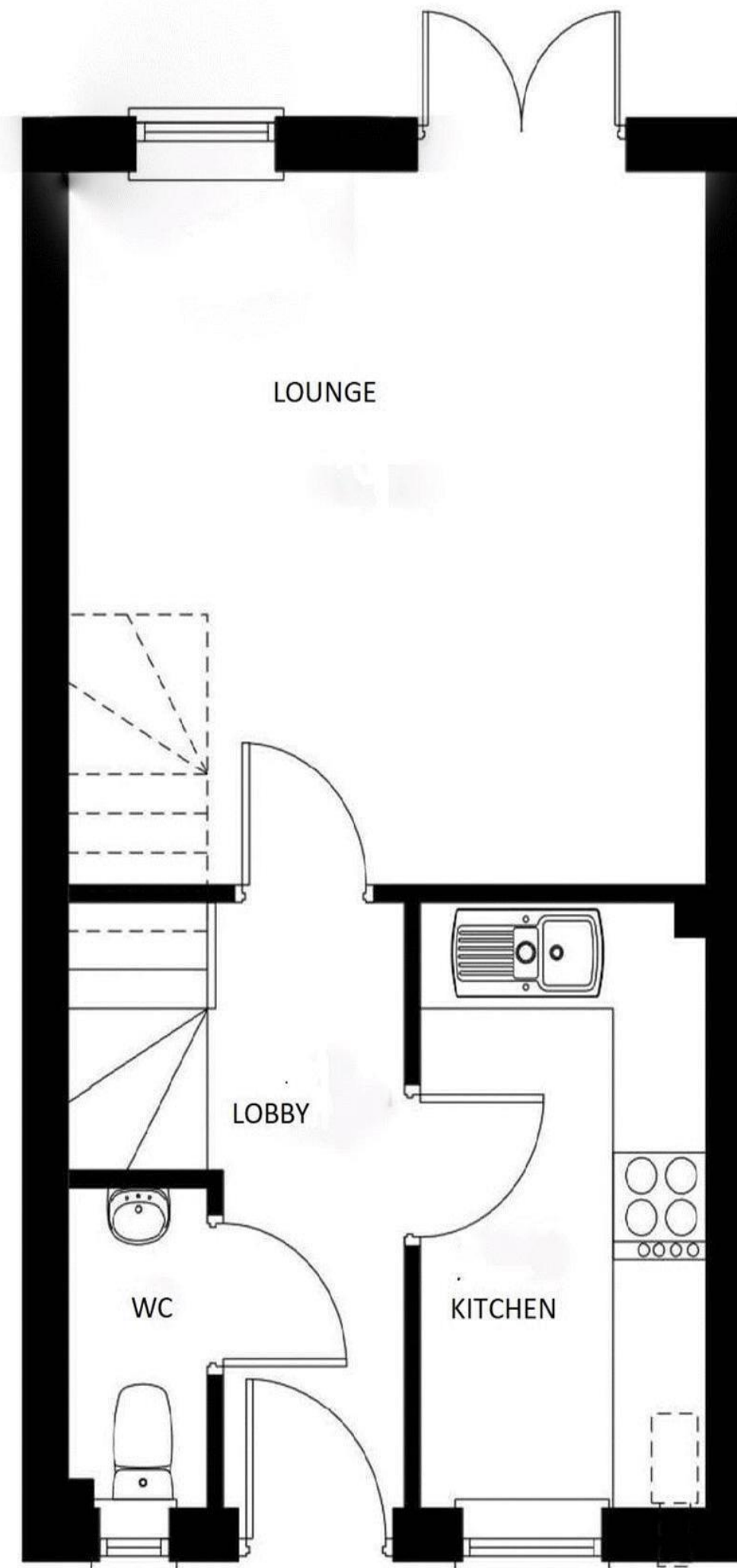
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FIRST FLOOR

Master bedroom 9'2 X 13'6 (2800MM X 4125MM)
 Bedroom 2 7'9 X 13'6 (2380MM X 4125MM)



GROUND FLOOR

Lounge 13'1 X 13'6 (4000MM X 4125MM)
 Kitchen 11'1 X 6'1 (3400MM X 1850MM)



Externally - To the front of the house is a driveway with parking for one car, and to the rear a lovely enclosed rear garden with generous paved patio area and far reaching elevated views | Timber studio/home office (4.5m x 3.5m) with power and lighting, accessed from the rear garden.

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

Lease Details: 999 Year Lease from 2013 with 988 years remaining | Annual Ground Rent - £220 | Managing Agents - Home Ground

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