



# Heron House

4 Bridge Street, Alnwick



SANDERSON  
YOUNG





**Heron House**  
**4 Bridge Street, Alnwick,**  
**Northumberland, NE66 1QY**

**A beautifully presented and refurbished three bedroom, three storey stone terrace house on this sought after residential road in Alnwick - with a stylish new fitted kitchen & utility room, family bathroom and ground floor WC- Town garden to the front, on street parking - NO UPWARD CHAIN**

Heron House is a stylish and immaculately presented traditional terrace house, with accommodation over three floors, an ideal main or second home within walking distance of Alnwick town centre, Barter Books and Alnwick Garden & Castle.

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**Price Guide:**  
Guide Price £275,000

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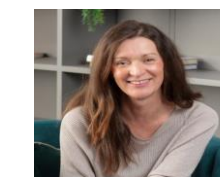






The property offers luxury accommodation, benefiting from a recent refurbishment. Works include; redecorated and new floor coverings, a fabulous new fitted kitchen with marble worktops and new integrated appliances, newly created utility/boot room with new double glazed windows and a door giving access to the rear lane, refurbishment of the ground floor WC with wash hand basin, decorative covers added to the radiators, new double glazed windows to the sitting room and two bedrooms, and a fully refurbished bathroom with a lovely white heritage suite with shower over the bath. New fire doors have replaced the traditional stripped pine doors.

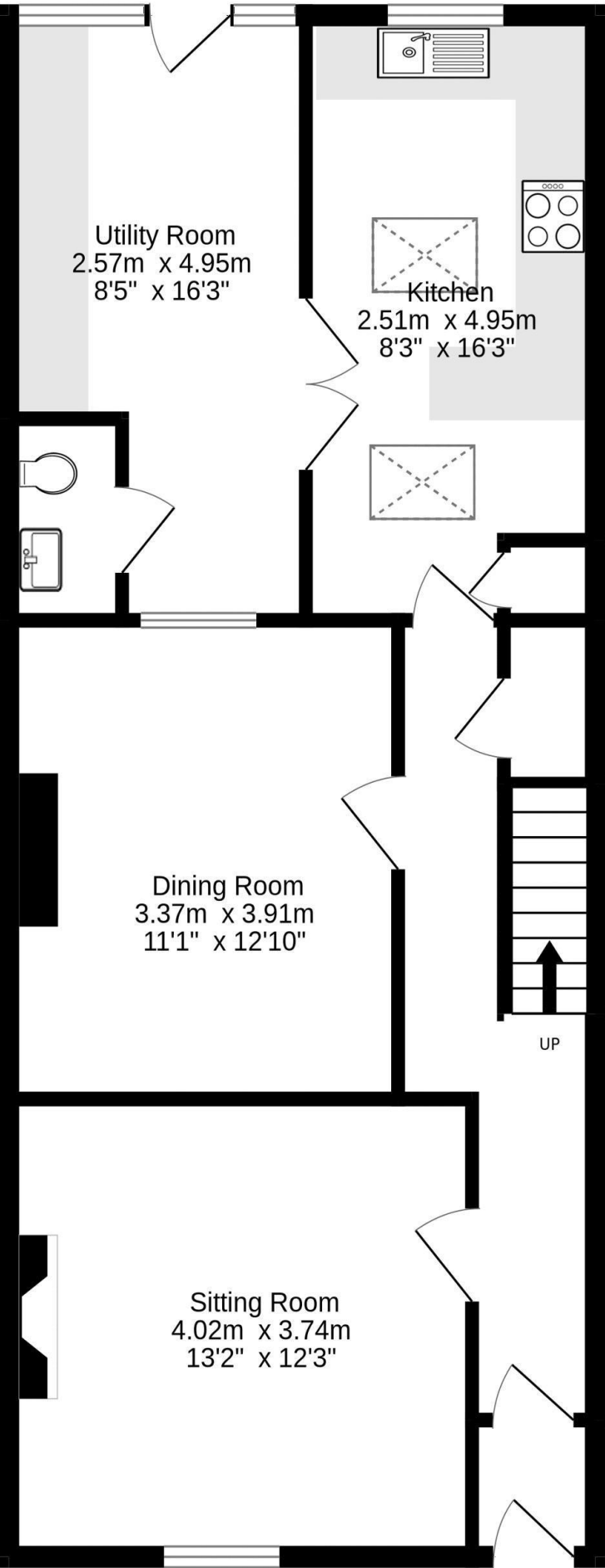
**Ground floor** - Vestibule with a new uPVC front door and original glazed stripped pine door to the hallway | Reception hallway with a traditional wood balustrade to the first floor, new carpets and a useful under stairs storage cupboard | Lovely sitting room with a period fireplace, high ceilings, original shutters and window to the front | Dining room with high ceilings with coving and a picture rail, painted wood floor and a window with the original wood shutters to the utility room, an original wood cabinet to the alcove | A fabulous contemporary kitchen, fitted with a range of base cabinets with a breakfast bar and marble worktop - integrated appliances include an induction hob and extractor, integrated oven, inset sink, integrated slimline dishwasher and fridge. There is a breakfast bar with stools - French doors open to the utility room | Utility/boot room with excellent natural light from the polycarbonate roof and double glazed window and door, both with fitted blinds, leading directly to the rear lane - a bench worktop with plumbing for washing machine, space for tumble dryer and freezer | Well appointed ground floor WC with wash hand basin in a vanity unit.



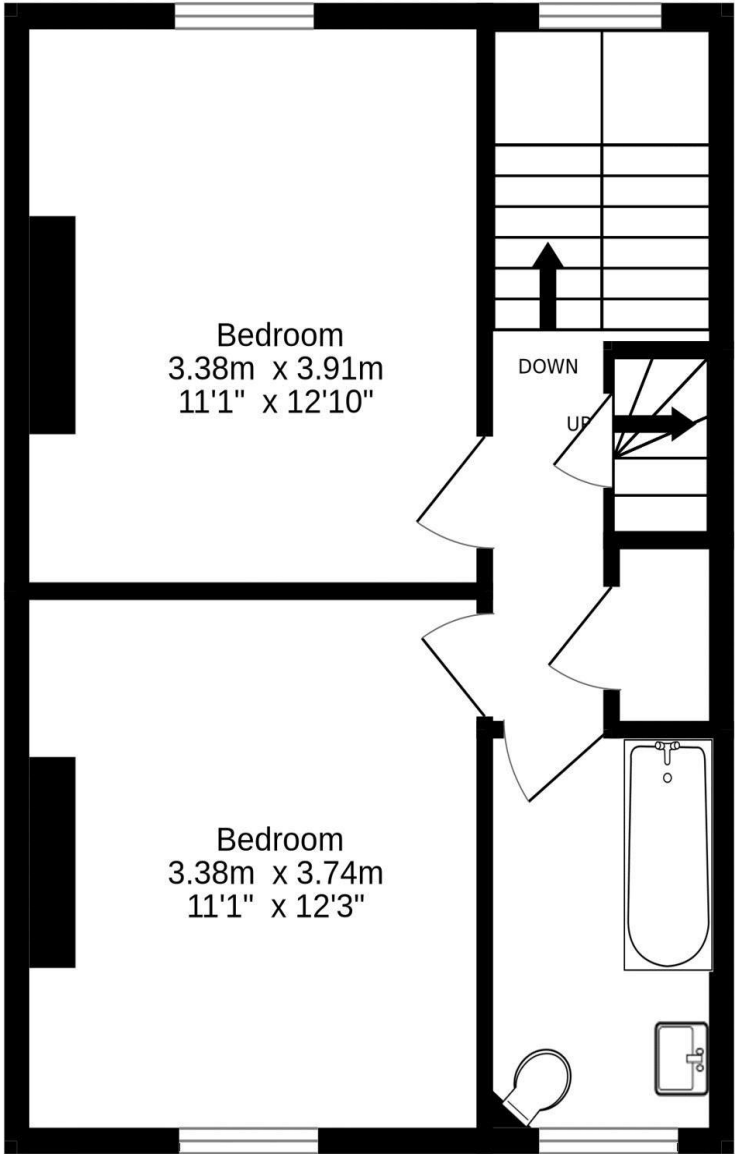
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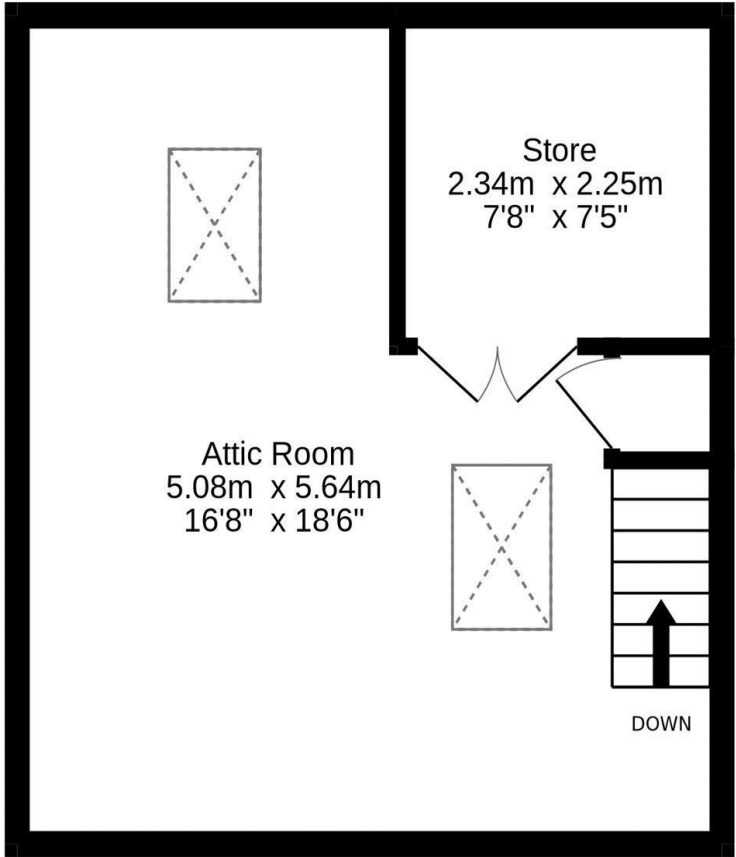




Ground Floor  
63.2 sq.m. (680 sq.ft.) approx.



1st Floor  
37.9 sq.m. (408 sq.ft.) approx.



2nd Floor  
28.7 sq.m. (309 sq.ft.) approx.

TOTAL FLOOR AREA : 129.8 sq.m. (1397 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** - First floor landing with a stripped pine storage cupboard and concealed staircase leading to the second floor loft bedroom | Generous double bedroom has a window, with fitted blinds, to the rear, radiator with decorate cover and space for free standing bedroom furniture. | Double bedroom two Bedroom two has a window to the front, cupboard housing the gas boiler, and radiator with decorative cover | The family bathroom has a white heritage suite comprising; bath with rainfall head over and hand held antique style shower attachment, and glass screen, wash hand basin in a vanity cabinet, corner WC and chrome ladder radiator | A concealed staircase leads to the third loft bedroom - a large room exposed beams, two Velux windows, and useful storage into the eaves.

**Externally** - There is a small town garden to the front with a mature hedge and paved seating area | A door opens from the utility room to the rear lane, giving rear access | On street parking.

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



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