



# 16 Swansfield Park Road

Alnwick



SANDERSON  
YOUNG



16 Swansfield Park Road  
Alnwick, Northumberland, NE66 1AT

**A well presented, four bedroom semi-detached house, with a good size garden to the rear overlooking the allotments, front garden, and driveway to the side for 2-3 cars - an ideal family home, lived in by the same family for 70 years, located close to the local schools, shops and leisure facilities - NO UPWARD CHAIN**

The house benefits from double glazed uPVC windows, and a new gas combi boiler (fitted in October 2024)

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**Price Guide:**  
Offers Over £240,000

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Ground floor - Entrance hallway with a uPVC door and stairs to the first floor | Dining room with windows to the front and rear elevations, and views over the rear garden | A lovely sitting room with French doors leading to the garden, a flueless gas fireplace, and door leading through to the kitchen /breakfast room | Kitchen breakfast room fitted with a range of cream cabinets, with two windows to the front elevation and a glazed door to the side lobby - the kitchen has an induction hob with extractor fan over, integrated fridge/freezer, plumbing for a washing machine, integrated oven, stainless steel sink and space for dining table and chairs. | The side hallway has a ground floor WC and large storage cupboard housing the gas boiler.

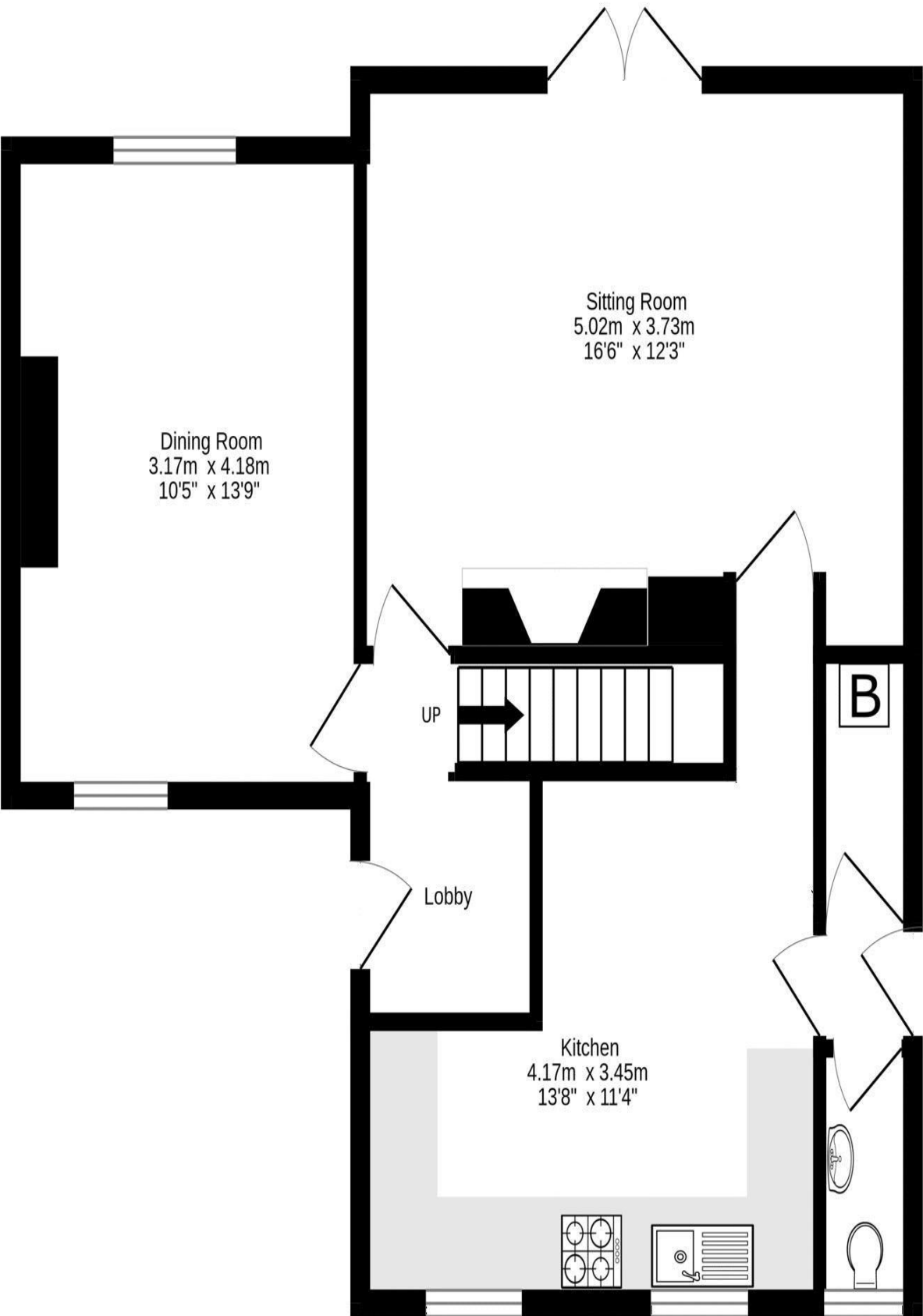
First floor - First floor landing with access to the loft and a large linen cupboard with a radiator | Bedroom one is a double bedroom with dual aspect windows to front and rear, space for free standing bedroom furniture and lovely views over the garden to the allotments | Bedroom two is a double bedroom with a window to the rear and radiator | Bedroom three is a single bedroom with a window to the front | Single bedroom four, has views over the garden to the rear.



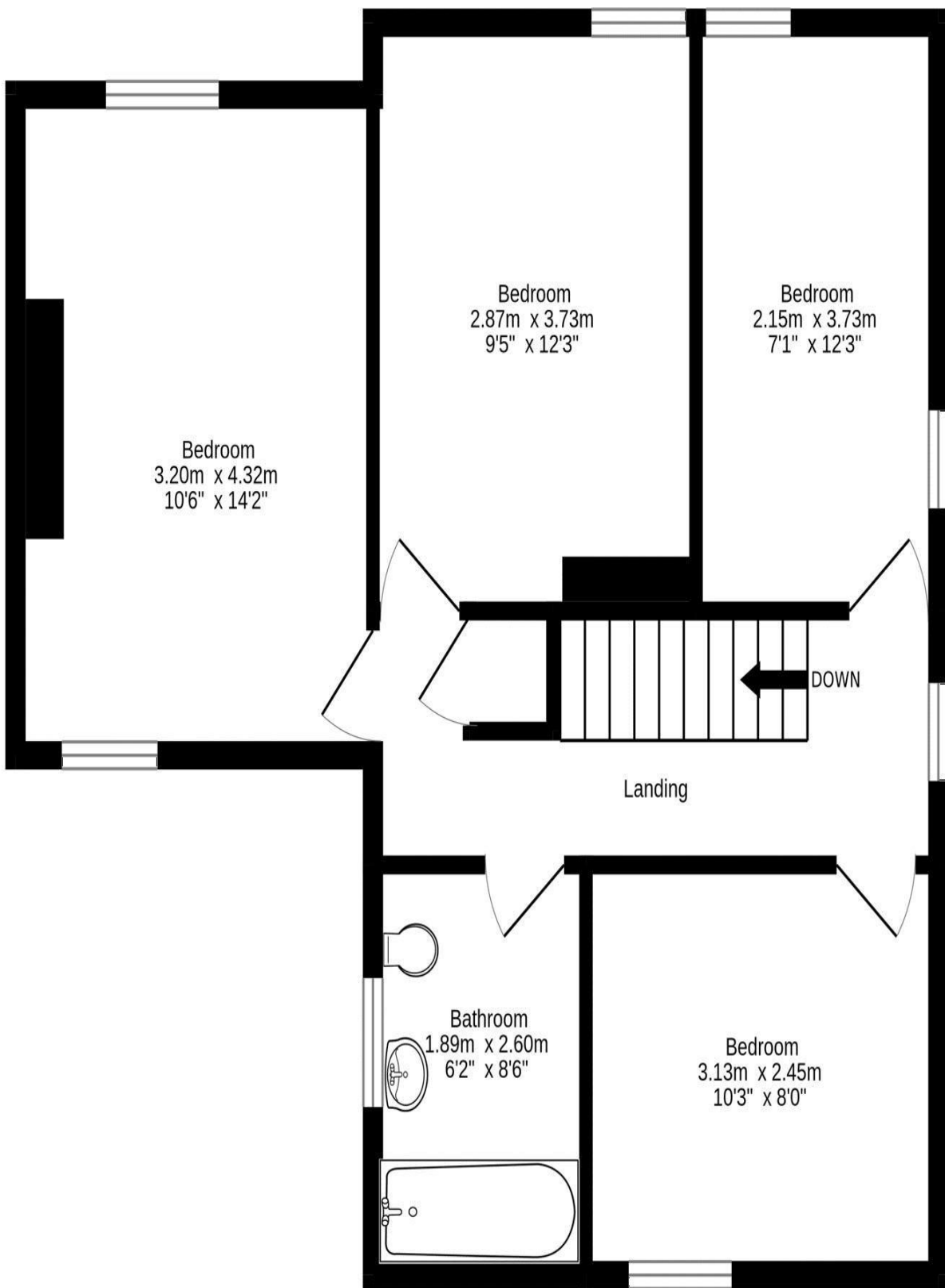
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Ground Floor  
54.1 sq.m. (582 sq.ft.) approx.



1st Floor  
54.1 sq.m. (582 sq.ft.) approx.



Externally - The house has a garden to the front and a driveway to the side | The rear lawned garden has a timber shed, raised vegetable beds, gravelled garden area and a fence to the boundary | Views over the allotments to the rear | NO UPWARD CHAIN

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

TOTAL FLOOR AREA : 108.2 sq.m. (1165 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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