



21 Bailiffgate

Alnwick



SANDERSON
YOUNG



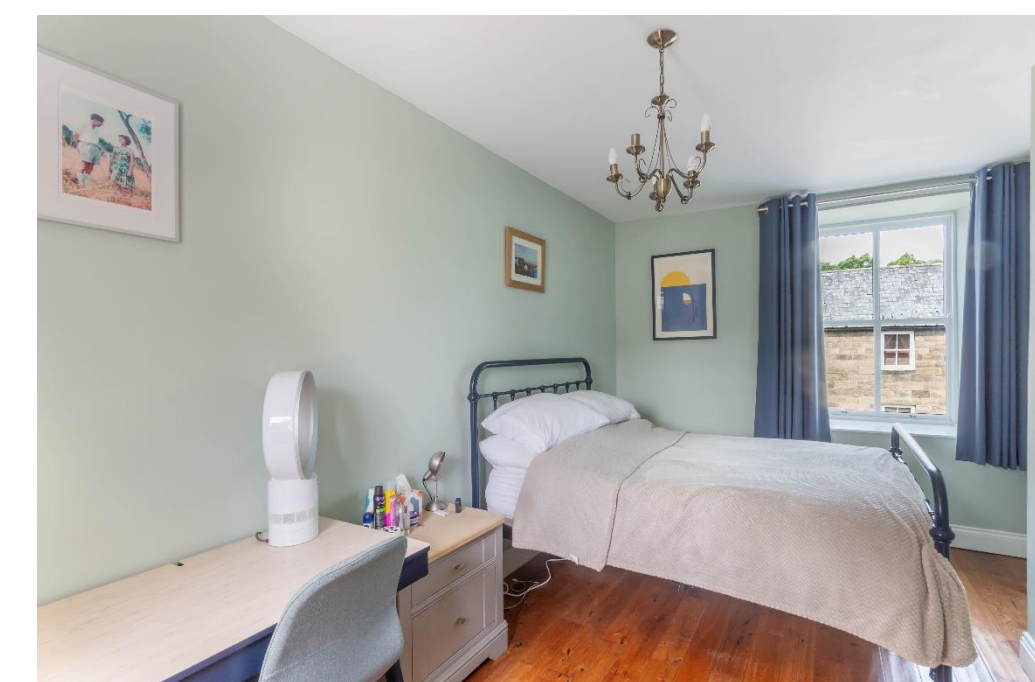
The house has been redecorated throughout in a lovely heritage colour palette, Plantation shutters added to the sitting room, and fitted blinds to the kitchen - the roof terrace has been painted and cleared, creating a large & versatile outside space, ideal for al fresco dining.

Ground floor - Entrance hallway with a staircase to the first floor, and useful under stair storage | Lovely sitting room with a brick inglenook style fireplace, with cast iron wood burning stove, and oak flooring | Excellent family kitchen/dining room fitted with a range of cabinets, a tiled floor, integrated appliances and gas combi boiler | Utility room with plumbing for washing machine and storage space | A barn style door opens from the kitchen to the covered side passageway.

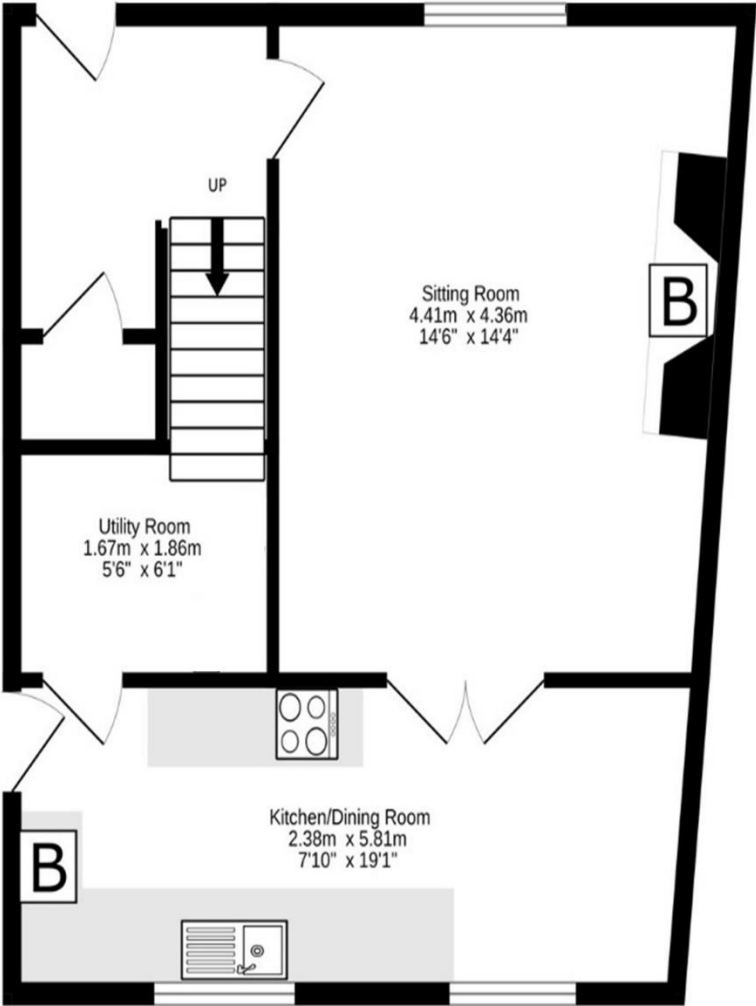
First floor - First floor landing with a door giving access to the roof terrace Two double bedrooms with windows overlooking Bailiffgate, and space for freestanding bedroom furniture | Modern shower room with a walk in shower, wash hand basin and WC | Loft has been boarded out, with power and lighting, and a work bench.



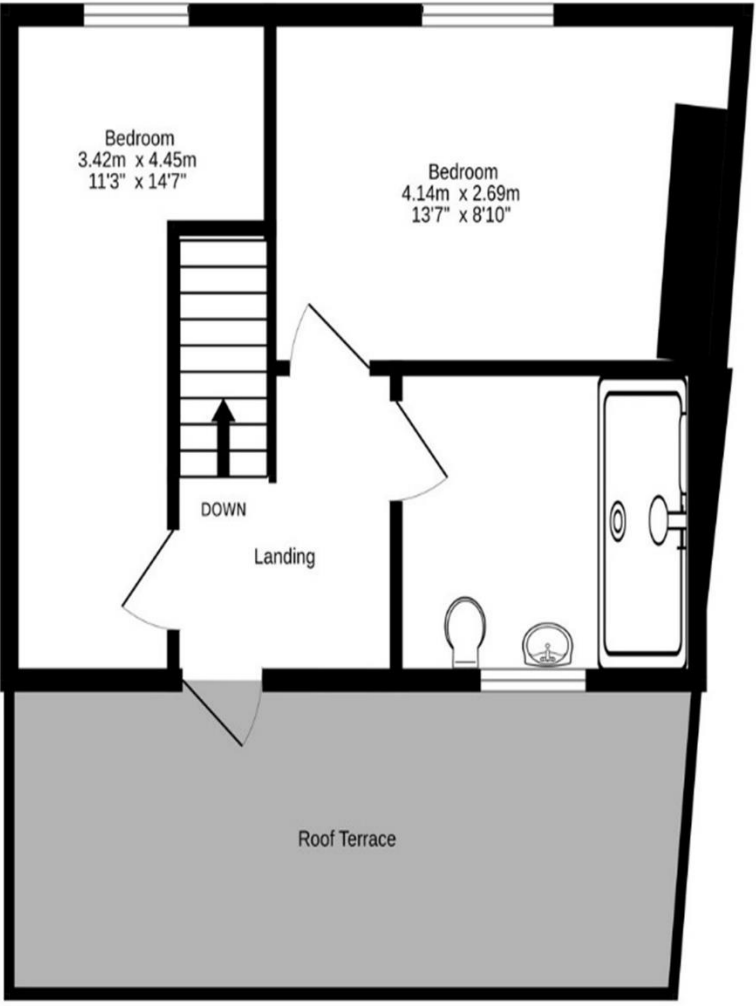
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Ground Floor
48.6 sq.m. (523 sq.ft.) approx.



1st Floor
33.2 sq.m. (358 sq.ft.) approx.



2nd Floor
33.6 sq.m. (362 sq.ft.) approx.



Externally - Fabulous roof terrace, accessed from the first floor landing, with great space for garden furniture and a BBQ | The terrace seating area, has lovely views over the roof tops and neighbouring courtyards towards St James Church and Pottergate | To the rear of the house, is a small courtyard area with a useful storage shed | There is a covered shared walkway to the side of the house, giving access from Bailiffgate to the side kitchen door.

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

TOTAL FLOOR AREA : 115.4 sq.m. (1242 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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