



4 Willoughby Park

Alnwick



SANDERSON
YOUNG



4 Willoughby Park Alnwick, Northumberland, NE66 1ET

An excellent three bedroom, end terrace house in a lovely position to the entrance of Willoughby Park, a popular modern development in Alnwick - with an attractive render finish, private garden to the rear and allocated parking for two cars, within the rear courtyard. The house, a Section 106/Affordable Housing property, benefits from gas central heating and double glazed uPVC windows, - an ideal First time buyer or downsizer home.

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)

An excellent three bedroom, end terraced house, built by Cussins in 2015, with a good location in the development overlooking the well maintained communal grounds and green to the front, with a visitor parking bay close by.

Price Guide:

Guide Price £166,333

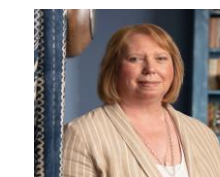
 3  1  1  B





Ground floor - Entrance hallway with stairs to the first floor | Sitting room with a window to the front elevation - door connecting to the kitchen/dining room | Ground floor WC | Well appointed kitchen/dining room with French doors opening to the enclosed rear garden | Generous kitchen/dining room fitted with a range of cream cabinets with integrated appliances to include gas hob, electric oven with extractor, with space for a freestanding fridge/freezer and washing machine dishwasher.

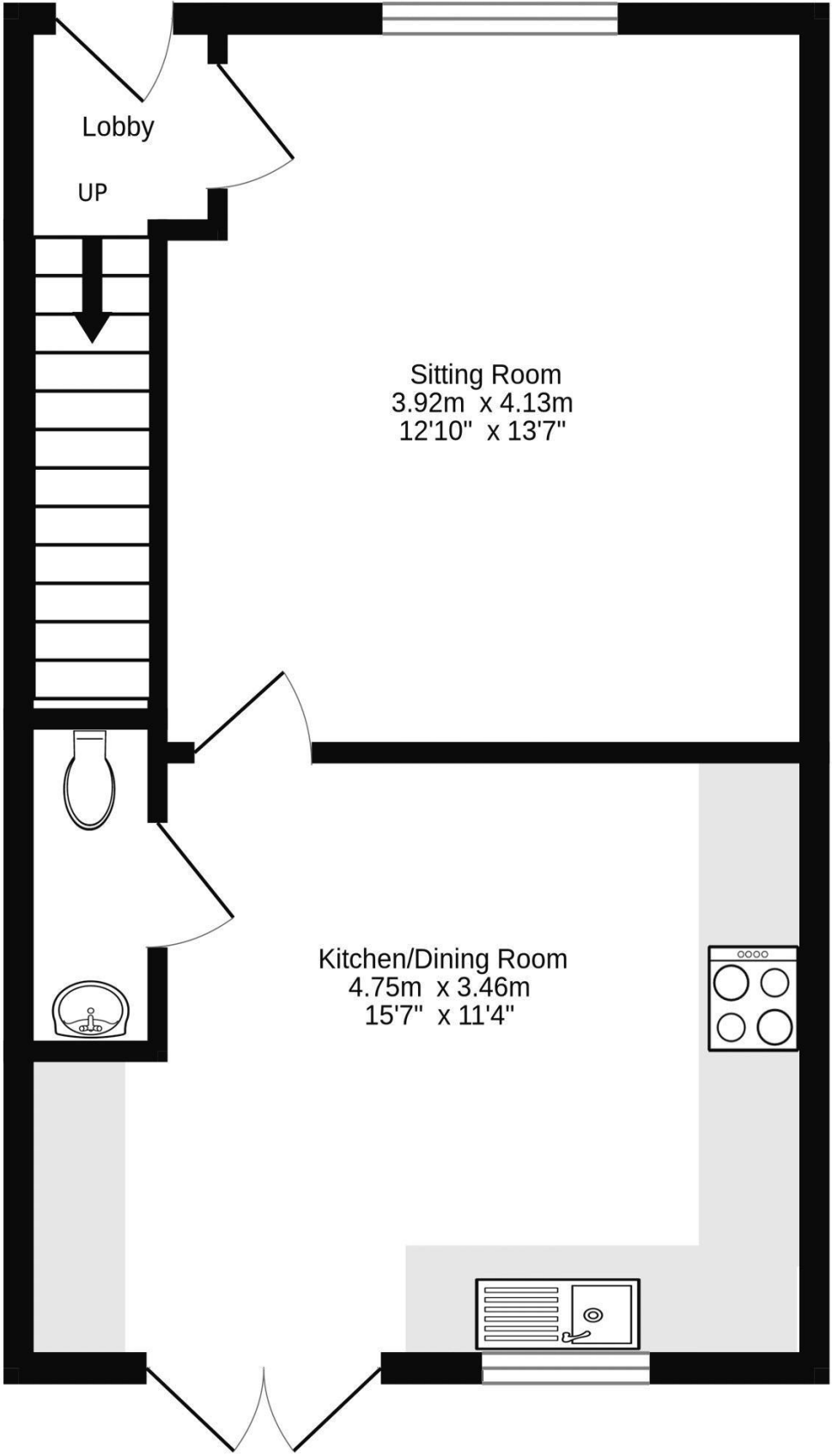
First floor - First floor landing with a built in storage cupboard | Generous double bedroom one, with built in double door wardrobe and window to the front | Second double bedroom overlooking the rear garden | Third single bedroom/study | Family bathroom with a bath with shower over, wash hand basin and WC.



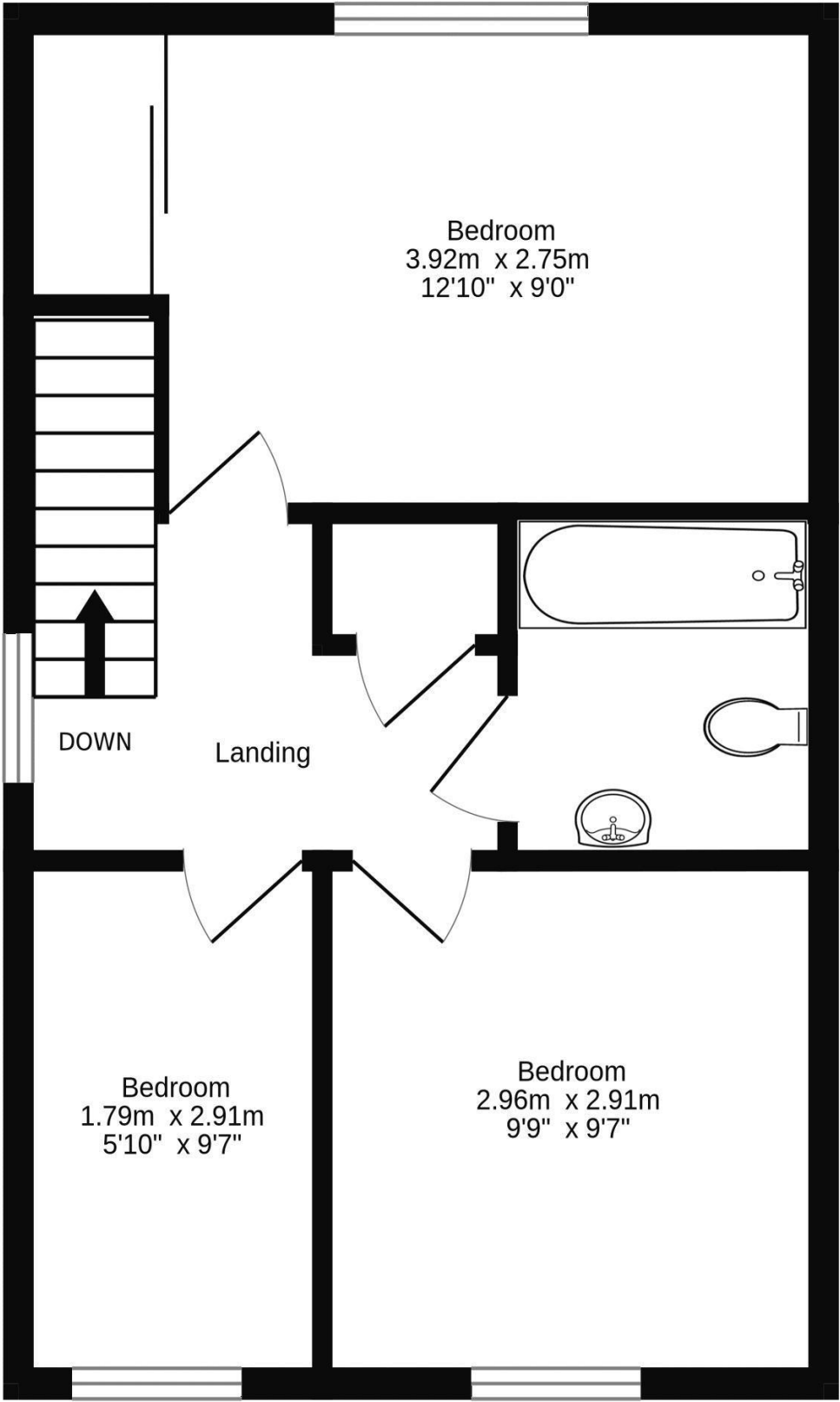
Gillian Greaves
01665 600 170
gillian.greaves@sandersonyoung.co.uk



Ground Floor
36.1 sq.m. (388 sq.ft.) approx.



1st Floor
36.1 sq.m. (388 sq.ft.) approx.



Externally - To the rear is a paved patio terrace and lawned garden with a brick wall and timber fence giving good privacy | A gate opens to the large rear courtyard, where there is allocated parking for two cars.

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

Lease Details: 987 years remaining on lease | Expiry Date of Lease - December 3012 | Annual Ground Rent - £220 | Managing Agents - Home Ground

TOTAL FLOOR AREA : 72.1 sq.m. (777 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.
Made with Metropix ©2025

4 Willoughby Park

Alnwick

