



19 Upper Howick Street

Alnwick



SANDERSON
YOUNG



19 Upper Howick Street
Alnwick, Northumberland, NE66 1UZ

A deceptively spacious, Grade II listed, three bedroom stone terraced house in the heart of Alnwick's Conservation area, with a lovely enclosed and private south facing courtyard garden to the rear, outhouse/store and on street parking - the house, with a lovely aspect to the front, is only a few minutes walk from Alnwick town centre, with its central Market Place, shops, cafes, pubs/restaurants & Alnwick Castle & Gardens.

An excellent period house on Upper Howick Street, circa 1820 - 1840, lived in by the current owners for 23 years - the house has generous accommodation set over two floors and has retained many original & traditional features including; stripped pine doors, window shutters, cast iron fireplaces, stone flagged floors and stone inglenook fireplaces in both the dining room and kitchen.

Price Guide:
Guide Price £280,000

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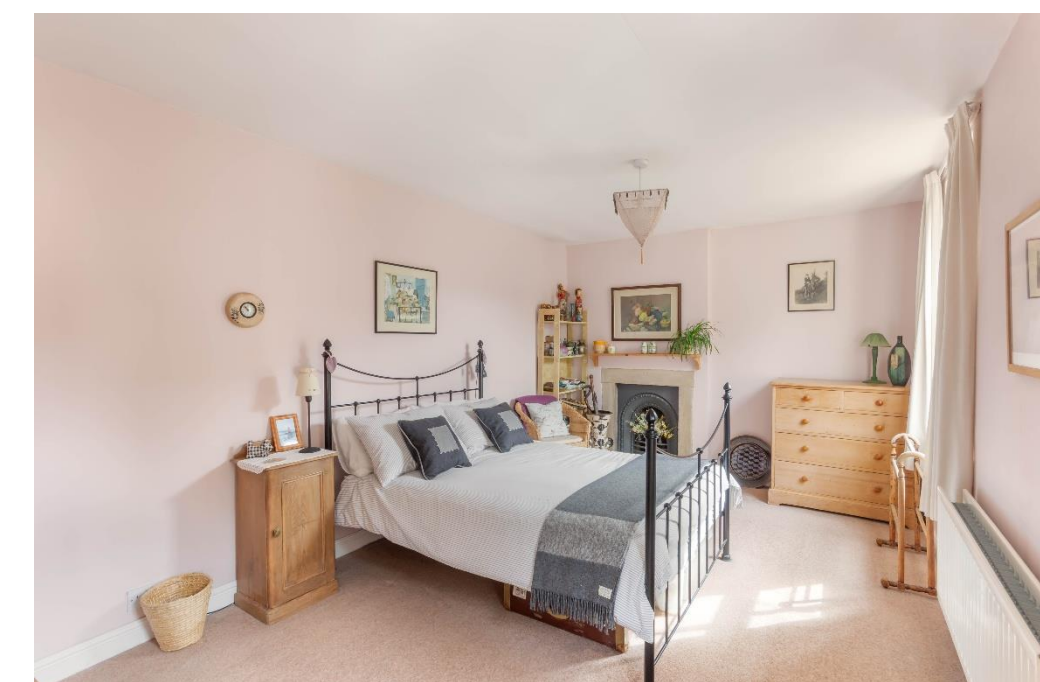


Ground floor - Stone arched entrance with pilasters and stone steps | Entrance hallway with a fabulous stone flagged floor, and traditional balustrade staircase to the first floor - doors lead to the sitting room and to the rear lobby | Sitting room with a cast iron open fireplace, window shutters, ceiling coving and doors leading through to the adjoining dining room | A lovely size dining room with a stone inglenook fireplace and a window overlooking the rear courtyard garden | Superb open plan kitchen/breakfast room with a stone inglenook fireplace, and a window and door to the rear courtyard - the kitchen is fitted with a range of cabinets with a range cooker and free standing fridge freezer | The rear lobby gives access to the utility/ground floor WC which has plumbing for a washing machine and space for a fridge/freezer.

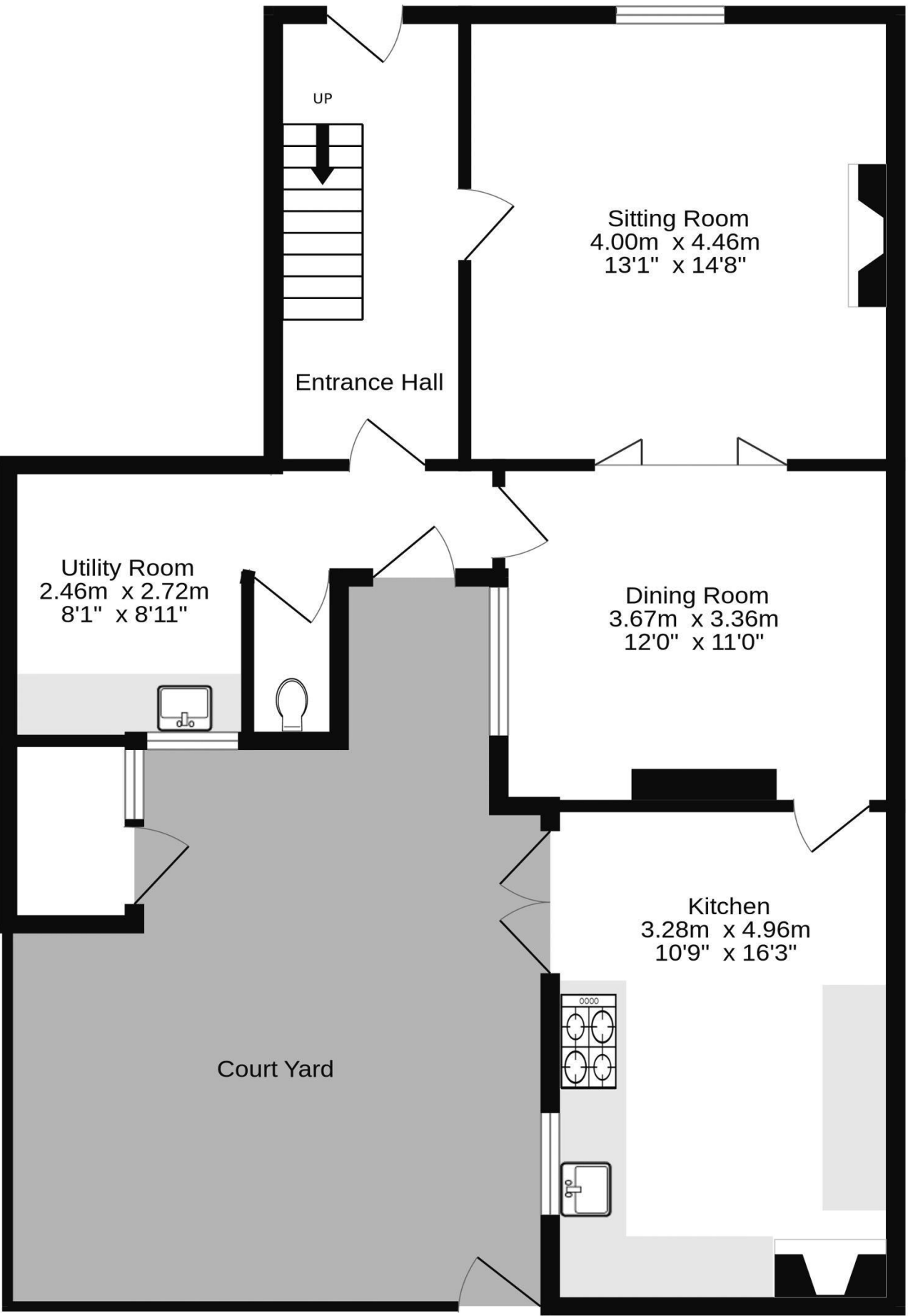
First floor - The first floor landing has a cold press/linen cupboard housing the gas boiler | Bedroom one is a large double bedroom with shutters to the window to the front elevation | Double bedroom two, part of the former small cottage, has two windows overlooking the courtyard and a cast iron fireplace | Bedroom three /study has shutters to the window at the front | Family bathroom comprising; bath, separate mains shower, wash hand basin and WC.



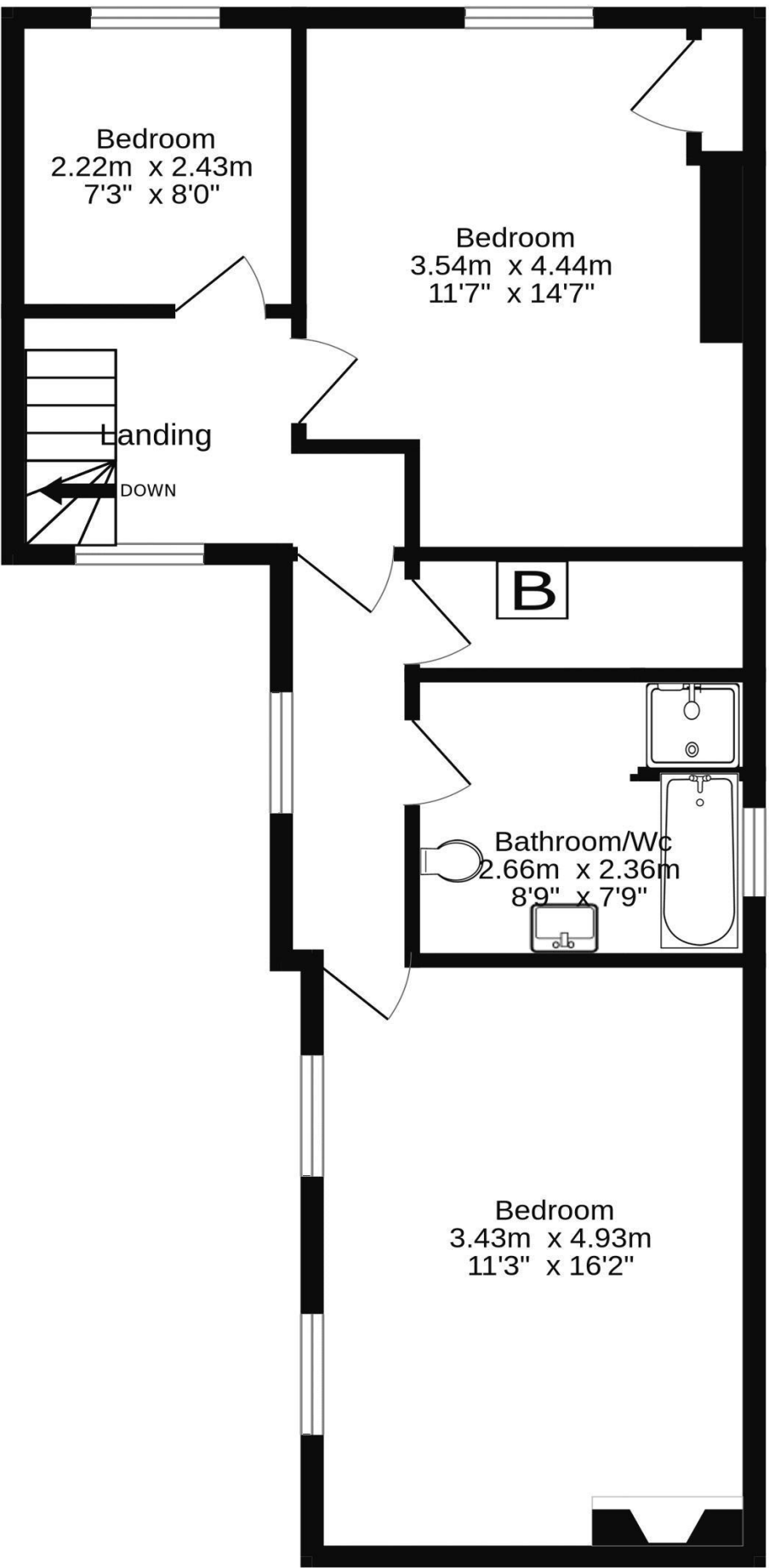
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Ground Floor
64.3 sq.m. (692 sq.ft.) approx.



1st Floor
53.9 sq.m. (580 sq.ft.) approx.



Externally - To the rear of the house is a useful garden store/shed | The attractive south facing courtyard garden has a raised terraced seating area, mature planting and a gate giving access to the rear lane | The house has a lovely front aspect overlooking the opposite cottage and gardens.

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

TOTAL FLOOR AREA : 118.1 sq.m. (1272 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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