



7 Hotspur Place

Alnwick



SANDERSON
YOUNG



7 Hotspur Place Alnwick, Northumberland, NE66 1QF

An excellent three bedroom terraced house, with a fourth first floor room which could be used as a reception/study/hobby room - ideally located in the centre of Alnwick, with a lovely garden to the rear, residents parking in a private car park (subject to availability) and views from the first floor, over the roof tops, to Alnwick Castle and the Playhouse. NO UPWARD CHAIN

A unique three/four bedroom terrace house on the popular Hotspur Place in central Alnwick - ideally positioned within walking distance of the town centre and its amenities including local shops, cafes, pubs/restaurants, as well as the famous Alnwick Castle & Gardens, Lilidorei, Barter Books and the Playhouse/Cinema.

Price Guide:
Guide Price £190,000

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The two storey house, built and lived in by the same family since 1981, has been well maintained throughout. There have been a number of works and improvements undertaken; gas boiler (2014) serviced annually, uPVC double glazed windows added, modern shower room (2013), kitchen further updated in 2021, partial rewiring in kitchen (1999) and new consumer unit (2022), cavity wall insulation (2005), all new guttering (2022) and recently redecorated throughout and new carpet fitted in the sitting room.

Ground floor - Entrance hallway | Ground floor WC, with wash hand basin and storage cupboard housing the gas boiler | Living/dining room with two windows to the front, radiators and a large storage cupboard | Galley style kitchen fitted with a range of cabinets with an electric hob with extractor over, integral double oven, plumbing for a washing machine and space for a free standing fridge and freezer - a window and door opens to the rear garden.

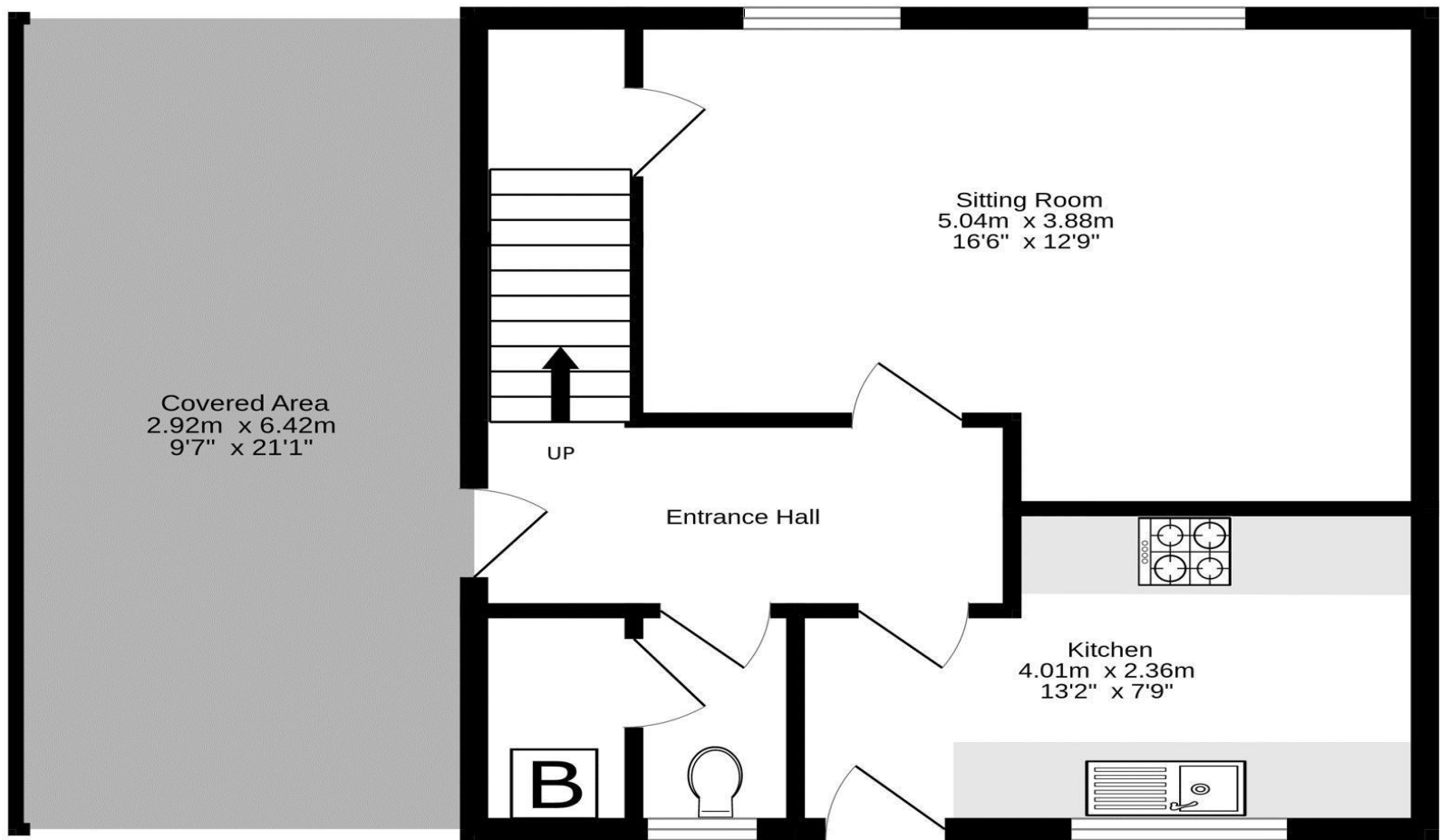
First floor - First floor landing with two large storage cupboards | First floor room with views to Alnwick Castle - a versatile first floor living room or home office/hobby room | Double bedroom one, positioned over the archway, has a deep square bay window to the front | Double bedroom two, also over the archway, has two built in storage cupboards and great views over the roof tops to Alnwick Castle | Double Bedrooms three is located to the front | Shower room with a corner shower, replacing the former bath, with WC and wash hand basin.



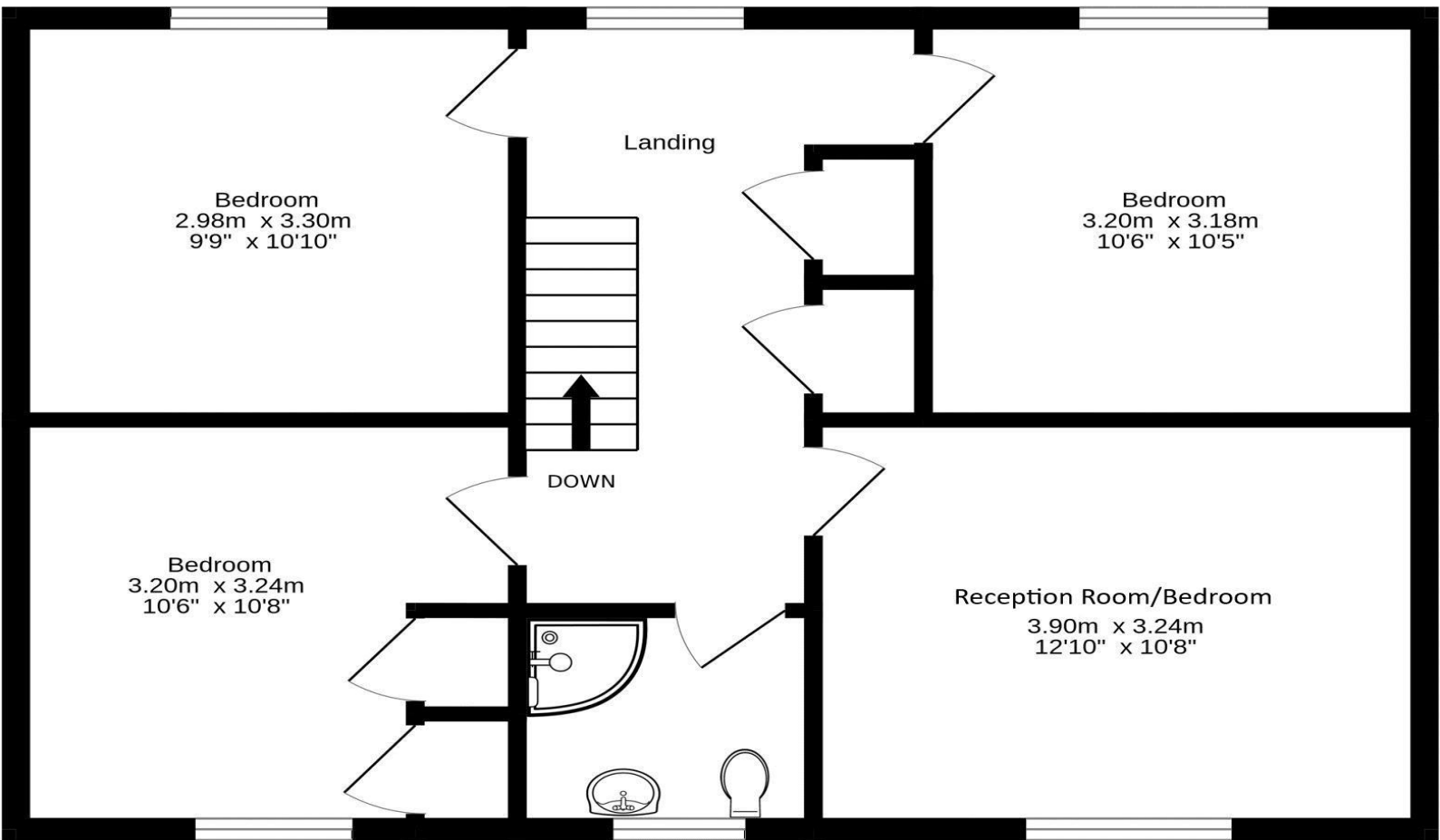
Alison Oxley
01665 600 170
alison.oxley@sandersonyoung.co.uk



Ground Floor
38.9 sq.m. (419 sq.ft.) approx.



1st Floor
57.7 sq.m. (621 sq.ft.) approx.



Externally - There is a lovely enclosed garden to the rear, which is lawned with a central pathway and gate to the side to the archway pathway | Pedestrian access up some steps to the residents parking area (subject to availability), which is accessed with a car further up the road in Hotspur Place | The house is accessed from the side archway, which is a public access and right of way.

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

TOTAL FLOOR AREA : 96.6 sq.m. (1040 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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