



The Maltings | Alnwick | NE66 1YA

**£125,000**

 X 2  X 1  X 1

**SEMI-DETACHED**

**CENTRAL IN ALNWICK**

**REFURBISHMENT  
OPPORTUNITY**

**ALLOCATED PARKING  
SPACE**

**BACK GARDEN**

**TWO BEDROOMS**

**RMS** | Rook  
Matthews  
Sayer

Situated in the heart of Alnwick, this two-bedroom property offers an excellent opportunity for first-time buyers, young couples, or investors looking to create a home tailored to their own style.

Requiring some updating, the property provides plenty of potential to add value and personalise.

Conveniently located within easy reach of Alnwick's shops, cafés, and local amenities, it also benefits from an allocated parking space, making it a practical choice in this sought-after central location.

#### **ENTRANCE VESTIBULE**

Entrance door, cupboard housing gas Worcester Combi-boiler, glazed door to living space.

#### **LIVING ROOM 15'8 X 10'8 (4.78M X 3.25M)**

Double-glazed window and sliding patio doors to garden, radiator, open staircase, open to kitchen area.

#### **KITCHEN 9'11 X 7'3 (3.02M X 2.21)**

Fitted wall and base units incorporating: single stainless-steel sink, integrated gas hob with extractor hood, integrated electric oven, space for washing machine, space for under counter fridge and freezer. Double-glazed window, radiator, part-tiled walls.

#### **FIRST FLOOR LANDING**

Double-glazed window, radiator, loft access hatch, storage cupboard, doors to bedrooms and bathroom.

#### **BEDROOM ONE (REAR)**

9'2 x 9'5 (2.79m x 2.87m)

Double-glazed window, coving to ceiling, radiator.

#### **BEDROOM TWO (FRONT)**

8'9 x 8'3 (2.67m x 2.52m)

Double-glazed window, radiator, coving to ceiling.

#### **BATHROOM**

Bath, pedestal wash-hand basin, close-coupled WC, electric shower over bath, radiator, part-tiled walls, double-glazed frosted window.

#### **EXTERNALLY**

Small gravel section to the front of the property  
Rear garden laid to lawn with a central path and fenced boundaries.

Allocated parking bay at the rear of the property

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: FTTC

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

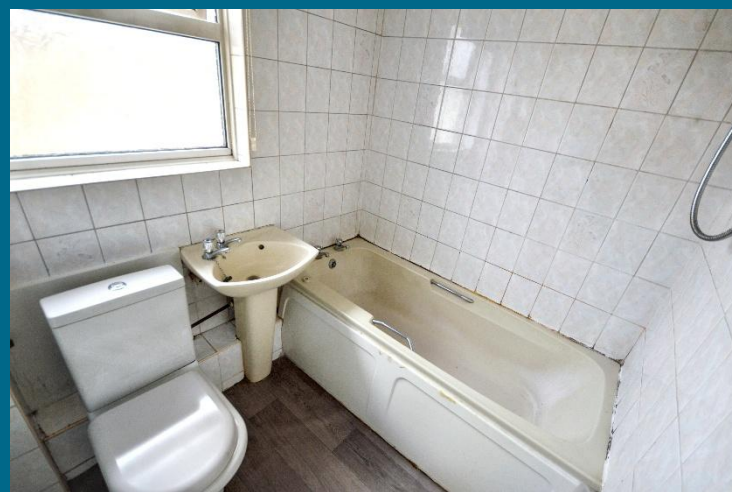
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### **COUNCIL TAX BAND: A**

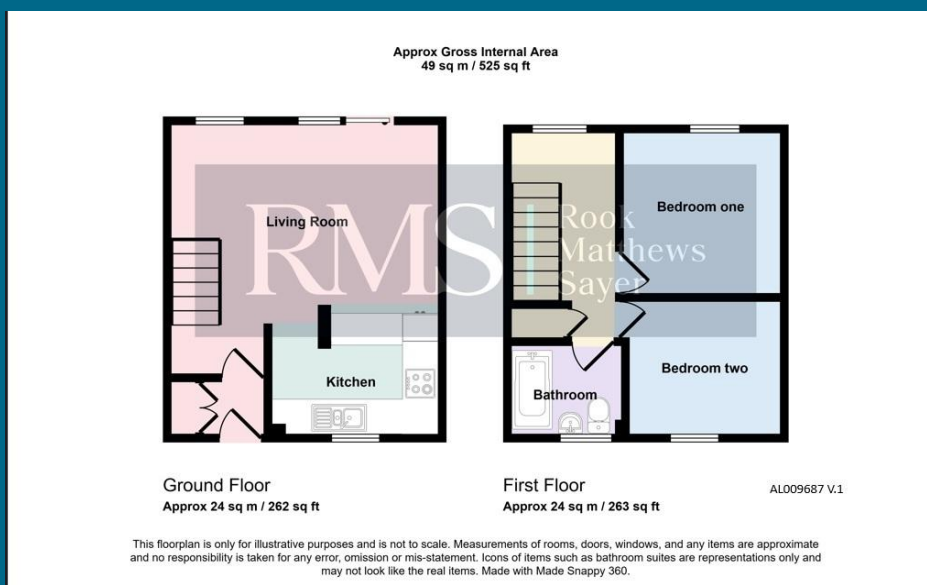
#### **EPC RATING: TBC**

AL009687/DM/VG/30.06.2026/V.1









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