



# 6 Willoughby Park

Alnwick



## 6 Willoughby Park, Alnwick, Northumberland, NE66 1ET

**A well presented, two bedroom terraced house, with fabulous views to Alnwick Castle and the town centre, an enclosed private garden, and driveway parking to the front of the terrace for one car - well positioned in this popular modern, residential development in Alnwick town, ideal for first time buyers.**

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)

The two bedroom mid terraced house, offers a great opportunity for first time buyers and those looking for a smaller style and easily maintained home - recent updating include; a new integrated fridge freezer in the kitchen (2 years), new carpets throughout (3 years), new lino to the hallway, kitchen and ground floor WC (1 year) and redecoration throughout.





Ground floor - Entrance hall with stairs to first floor | Ground floor cloakroom wc | Well-appointed, modern fitted kitchen with a range of cabinets, integrated gas hob, with electric oven and extractor hood, slimline dishwasher, and plumbing for a washing machine and space for a fridge/freezer | Lovely sitting/dining room located to the rear, with French doors opening to the paved patio & garden and fantastic views towards Alnwick Castle and the Pastures - useful under stairs storage cupboard.

First floor - First floor landing with access to a part boarded loft | Good sized double bedroom with space for freestanding bedroom furniture | Bedroom two, currently used as a dressing room, with views to the Castle and Alnwick town | | Family bathroom with a bath with a shower over, wash hand basin, WC and touch sensitive lighting to the mirror.

Externally - To the front of the terrace is a driveway with parking for one car, and to the rear a lovely enclosed rear garden with paved patio area and far-reaching elevated views.

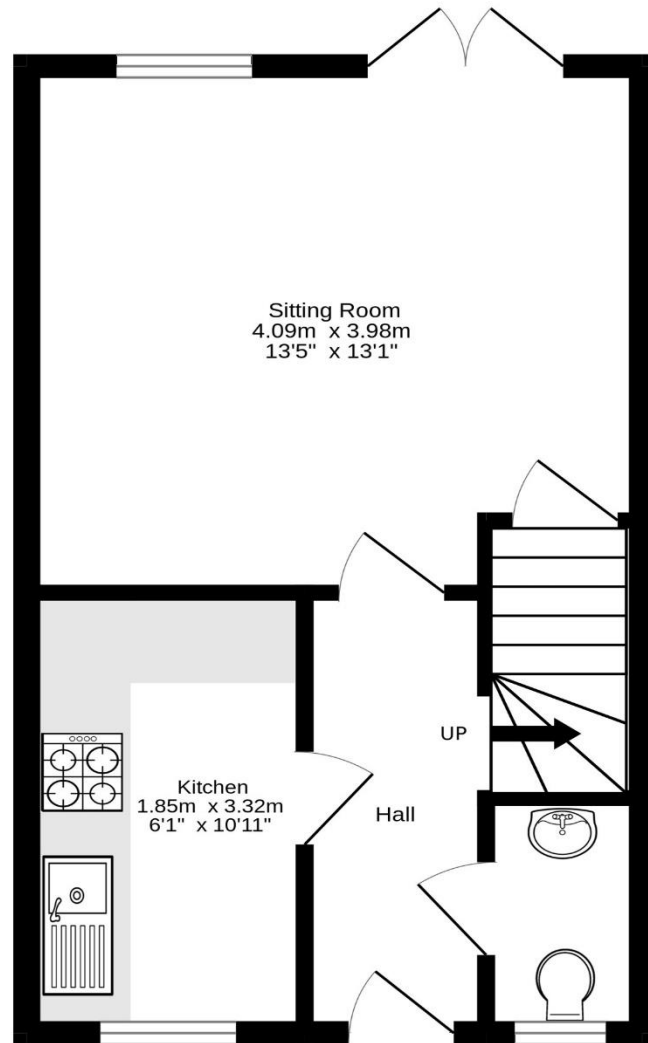
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Band B | EPC: B

Lease Details: 987 years remaining on lease | Expiry Date of Lease - 3013 | Annual Ground Rent - £220 - Reviewed Annually | Owner of Freehold - Adriatic Land 3 | Managing Agents - Home Ground

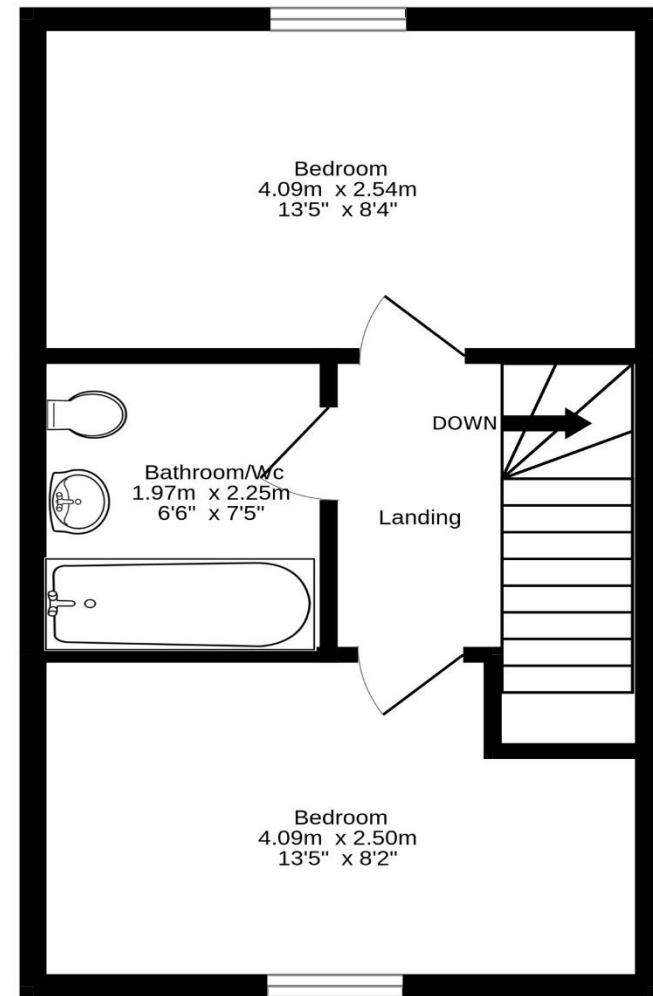
**Fixed £134,166**



Ground Floor  
29.9 sq.m. (322 sq.ft.) approx.



1st Floor  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 59.8 sq.m. (643 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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