



Denwick View | Alnwick | NE66 2PZ

£300,000

Fantastic opportunity to modernise and extend this well-positioned semi-detached home in a sought-after area of Alnwick, featuring generous gardens, garage, countryside views and no onward chain.

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 x 3  x 2  x 1

SEMI DETACHED HOUSE

POPULAR LOCATION

DRIVEWAY & GARAGE

IN NEED OF UPDATING

TWO RECEPTIONS ROOMS

EXCELLENT POTENTIAL

LAWNED GARDEN TO REAR

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated within a highly desirable residential area of Alnwick, this semi-detached home presents an exciting opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements.

Enjoying a quiet tucked-away position whilst remaining within walking distance of the town centre, the property benefits from a pleasant leafy outlook to the front and distant countryside views to the rear.

Although in need of updating, the house offers well-proportioned accommodation and excellent scope for reconfiguration and extension, subject to the necessary planning permissions. The current layout includes two separate reception rooms and a kitchen; however prospective purchasers may wish to create a spacious open-plan living/dining/kitchen arrangement whilst retaining a separate front lounge. Alternatively, the living room and dining room could be opened up to form a superb dual-aspect reception space.

Externally, the property boasts a mature, flat and level rear garden providing a wonderful outdoor space for families and keen gardeners alike. To the front, there is a lawned garden and a long driveway offering off-street parking for two vehicles, leading to the attached garage.

Further benefits include gas central heating and the significant advantage of no onward chain, making this an ideal purchase for buyers seeking a straightforward move.

A fantastic opportunity to acquire a home with huge potential in one of Alnwick's most sought-after locations

Entrance hall

Double glazed entrance door and window to side, radiator, staircase to first floor, under-stairs storage cupboard, doors to; living room, dining room and kitchen

Living room (front) 12'4 x 15 (3.76m x 4.57m)

Double glazed window, radiator, slate tiled hearth.

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Dining room open (rear) 9'9 x 12'9 (2.97m x 3.89m)

Double glazed window, radiator.

Kitchen (rear) 16'3 x 9'7 (4.95m x 2.92m)

Fitted with a range of wall and base units incorporating; single stainless-steel sink, space for gas cooker, space for washing machine, space for under counter fridge, tiled splash-backs.

Double glazed window and door to rear garden, built in shelved cupboard, radiator, glazed door to garage and door to hall.

First floor landing

Double glazed window, over-stairs storage cupboard, loft access hatch, shelved double door cupboard, doors to bedrooms and bathroom.

Bedroom one (front) 10' x 14'11 (3.05m x 4.55m)

Double glazed window, radiator, fitted wardrobes with hanging rails and shelves.

Bedroom two (rear) 10' x 12'10 (3.05m x 3.91m)

Double glazed window, radiator, fitted wardrobes.

Bedroom three (front) 8'1 x 9'5 (2.46m x 2.87m)

Double glazed window, radiator.

Externally

Front garden mainly laid to lawn, and a drive leading to the garage – parking for approximately two cars on the drive.

Flat and level rear garden mainly laid to lawn with a hedge, fence, and wall boundary.

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

AGENTS NOTES

Our client is currently making enquiries regarding planning permission requirements and building regulation completion certificates for the historic garage extension at the front, and the part garage conversion to kitchen space at the rear/side.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RIGHTS OF ACCESS AND RESTRICTIONS

-Access to the rear garden via the side road for 'normal' use

-There is a responsibility for upkeep of the side road (one fifth) as it is a private road. Our client has advised that so far there have been no repairs or issues.

COUNCIL TAX BAND: C

EPC RATING: C

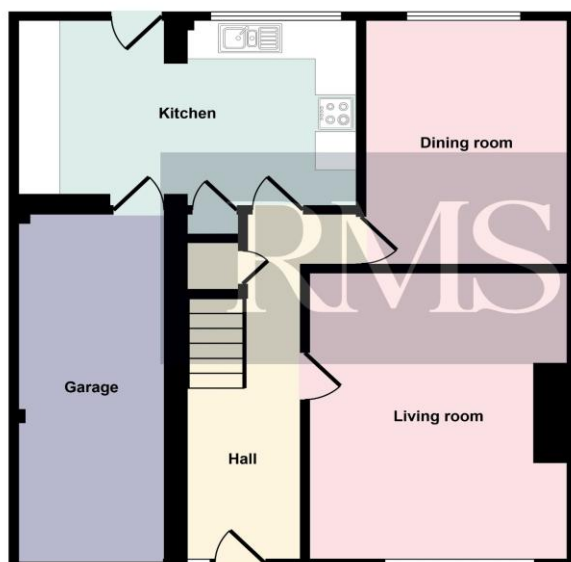
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

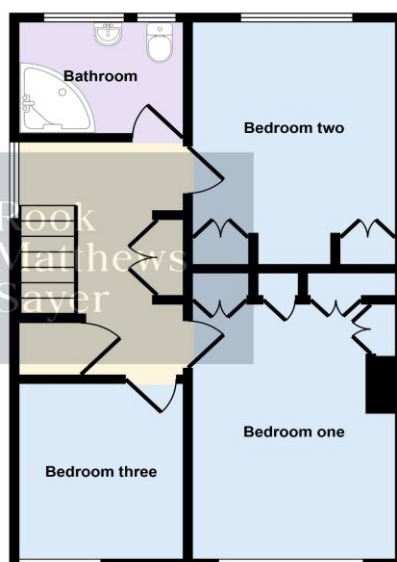




Approx Gross Internal Area
116 sq m / 1248 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 47 sq m / 509 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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