



Allerburn Lea | Alnwick | NE66 2QP

£325,000

Welcome to this immaculate, upgraded three-bedroom detached house for sale, perfectly positioned in a sought-after area popular with families and first-time buyers. Situated near the beautiful Alnwick Gardens, this lovely property puts you within easy reach of local amenities and picturesque walking routes – ideal for those who enjoy an active lifestyle or peaceful weekend strolls.

This home stands out for its upgraded accommodation and friendly neighbourhood – making it just right for families or anyone looking to take their first step onto the property ladder.

Arrange your viewing today and start picturing your next chapter in this charming home!

ROOK
MATTHEWS
SAYER



DETACHED HOUSE

RE-FITTED KITCHEN

THREE BEDROOMS

CONSERVATORY

SINGLE GARAGE

BEAUTIFUL GARDENS

ENSUITE TO MASTER BEDROOM

DOWNSTAIRS W.C.

For any more information regarding the property please contact us today

166 ALLERBURN LEA, ALNWICK, NE66 2QR

Step inside to discover two inviting reception rooms, one featuring a stylish feature wall, a modern electric fireplace, and direct access to the conservatory, providing a warm and homely space to relax or entertain friends. The stunning kitchen that is part open-plan to the dining room, is equipped with sleek, re-fitted white units and offers direct access to the garden, making it perfect for alfresco dining or supervising children as they play outdoors.

Upstairs, the master bedroom room offers dual aspect windows, fitted wardrobes, and a contemporary en-suite for added privacy and comfort. There's an additional double bedroom with fitted wardrobes, and a third small double bedroom ideal for guests, children, or a home office.

The exterior of the property includes a beautifully maintained garden, secure parking, and the convenience of a single garage for extra storage.

HALL

UPVC Double-glazed entrance door | Laminate flooring | Radiator | Under stairs cupboard | Staircase to first floor | Open to dining room | Glazed door and window to kitchen, and door to lounge

LOUNGE 17'1" x 9'7" (5.20m x 2.92m)

UPVC double-glazed bow window to front | Electric fire | Feature wall with panelling | Coving to ceiling | Double-glazed French doors to conservatory | Vertical radiator

CONSERVATORY 9'2" x 6'6" (2.79m x 1.98m)

UPVC Double-glazed windows and French doors | Tiled Floor | Downlights | Electric wall heater | Power sockets

DINING ROOM 9'8" x 8'2" (2.94m x 2.49m)

UPVC double-glazed bow window | Laminate flooring | Radiator | Coving to ceiling | Open to kitchen

KITCHEN 17'11" x 8'3" (5.46m x 2.51m)

Contemporary white fitted wall and base units incorporating; a 1 ½ sink fitted with an instant boiling hot water tap, electric induction hob and extractor, electric oven (also an Air fryer oven), microwave, integrated dishwasher, fridge freezer, washer/dryer | Laminate flooring | Downlights | Cupboard housing boiler | W.C | Vertical radiator | UPVC Double-glazed French doors to garden | UPVC double-glazed external door to side

W.C

UPVC double-glazed frosted window | Close-coupled W.C | Wash-hand basin | Laminate flooring | Radiator

LANDING

UPVC double-glazed window | Storage cupboard | Amtico flooring | Loft access hatch

BEDROOM ONE 17'1" x 11'5" (5.20m x 3.48m)

UPVC double-glazed window front and rear aspect | Fitted wardrobes | Radiator | Door to ensuite | Feature panelled wall

ENSUITE

UPVC double-glazed frosted window | Wet wall corner shower cubicle with electric shower | Pedestal wash-hand basin | Close-coupled W.C | Chrome ladder style radiator | Extractor fan

BEDROOM TWO 8'11" x 9'8" (2.72m x 2.94m)

UPVC double-glazed window | Radiator | Sliding mirror door wardrobe |

BEDROOM THREE 9'8" x 7'11" (2.94m x 2.41m)

UPVC double-glazed window | Radiator

SHOWER ROOM

UPVC double-glazed frosted window | Walk-in shower with wet wall panels and main shower | Fitted cabinets with integrated wash-hand basin and W.C | Chrome ladder style radiator | Extractor fan | Wet wall panels | UPVC panelled ceiling

GARAGE 15'11" x 9' (4.85m x 2.74m)

Overhead storage | Light & power

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Currently SKY - type not known

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway and garage

AGENTS NOTE

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.

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: D

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



AL009165/DM/CM/28.07.2025/V1

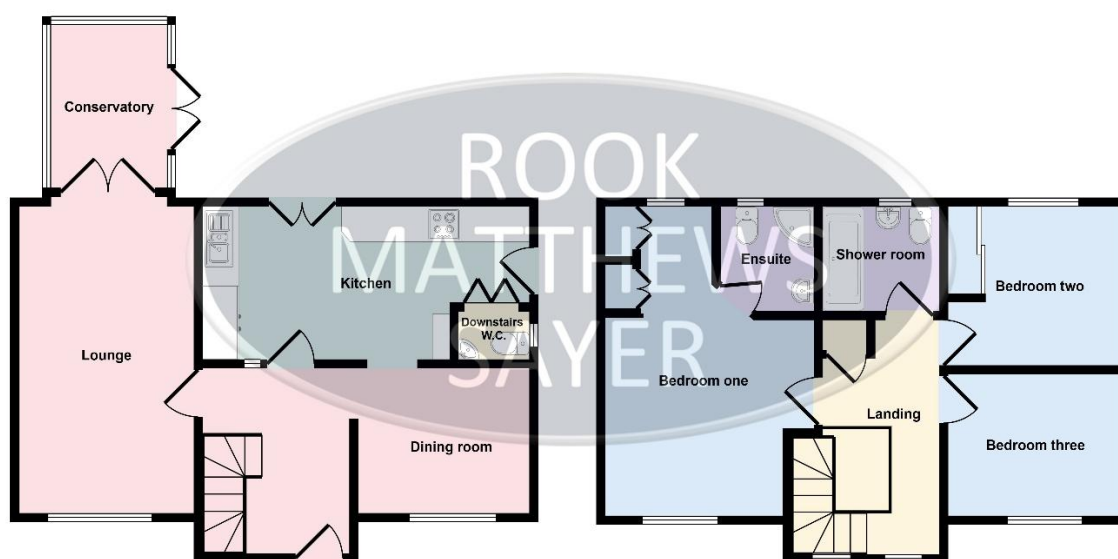


T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Approx Gross Internal Area
97 sq m / 1041 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

First Floor
Approx 46 sq m / 494 sq ft

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.

AL009165 VERSION 1



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.

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.



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER