



Northumberland
Properties

25 Crawley Dene, Powburn
£175,000





25 Crawley Dene

Powburn, Alnwick

Council Tax band: B

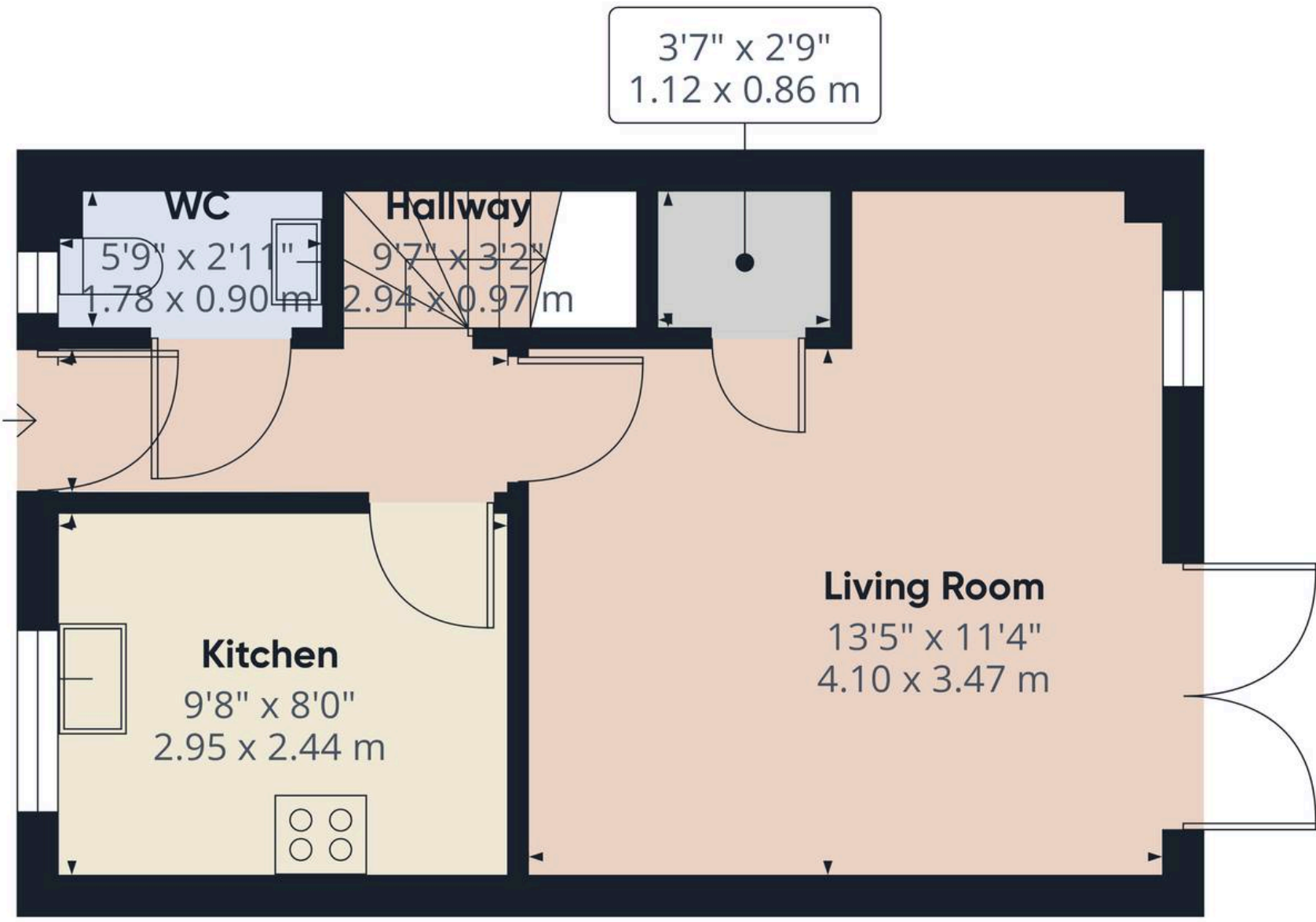
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Attractive two-bedroom home set within the well-connected village of Powburn
- Well-balanced internal layout suited to first-time buyers, downsizers or investors
- Generous rear garden with additional side garden
- Two well-proportioned bedrooms, including a principal with en-suite shower room
- Convenient ground floor WC enhancing practicality for everyday living
- Excellent access to Alnwick, Morpeth and rail links from Alnmouth for commuting and connectivity
- Peaceful village setting surrounded by open Northumberland countryside
- Allocated carport for parking





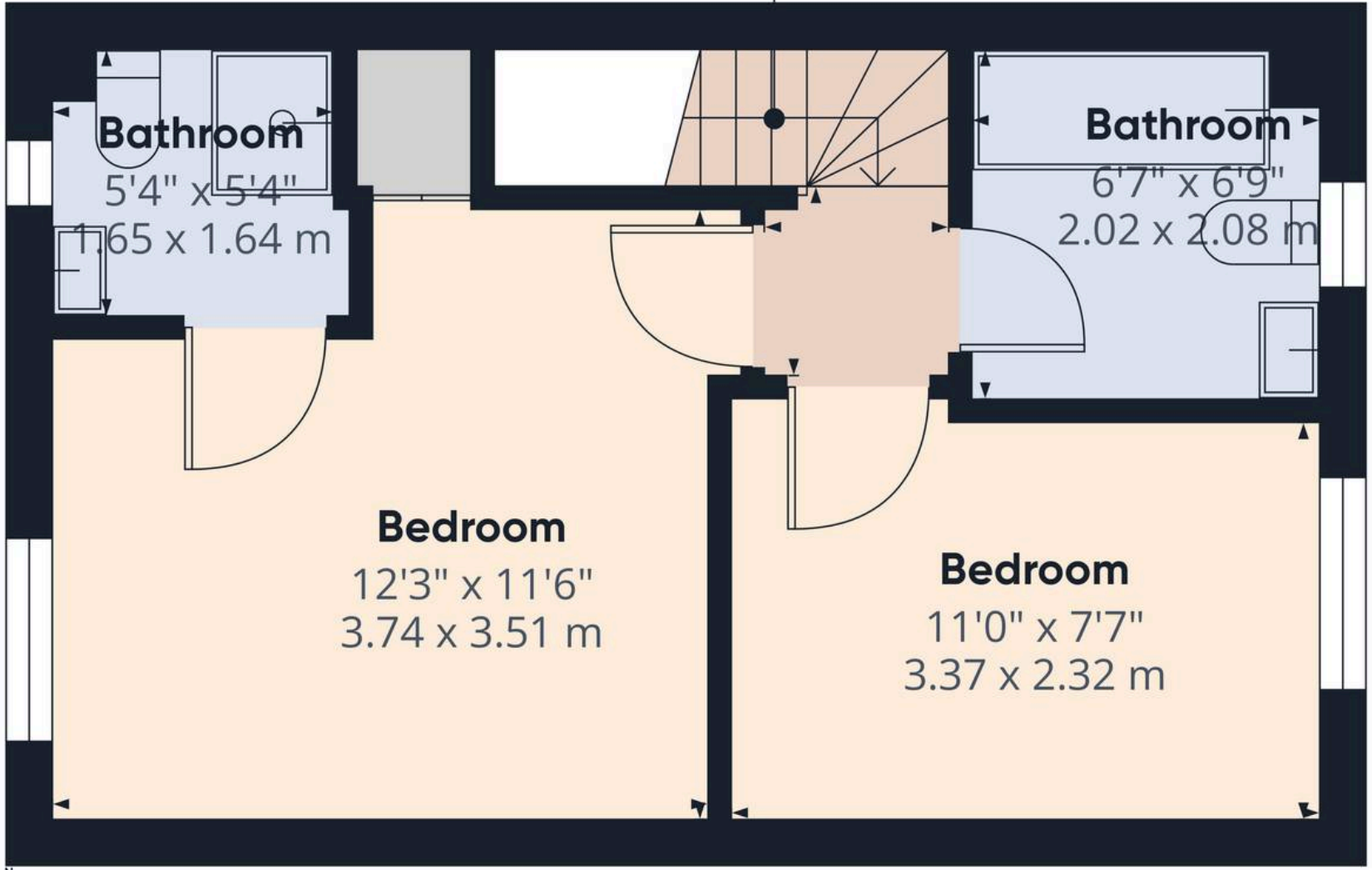
First Floor

Approximate total area⁽¹⁾
 339 ft²
 31.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Landing
3'4" x 3'5"
1.02 x 1.06 m



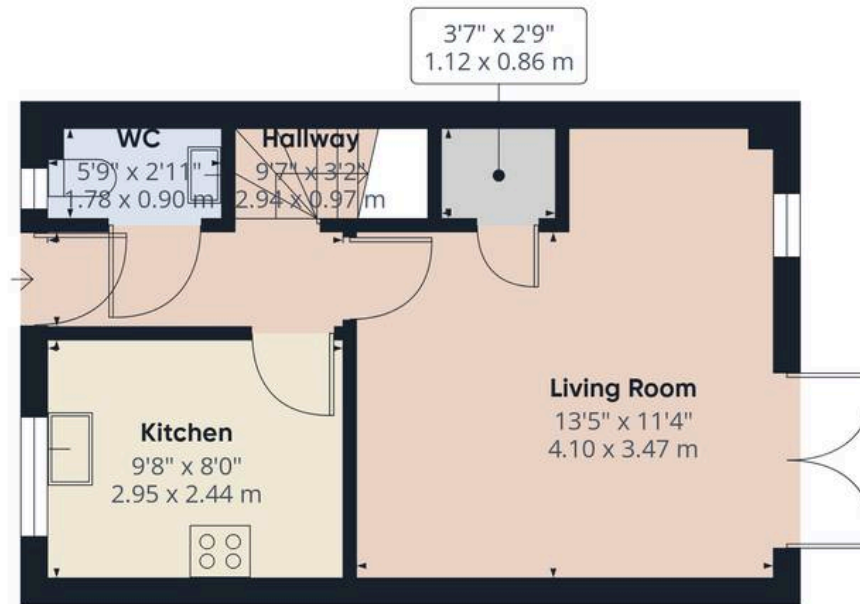
Approximate total area⁽¹⁾
305 ft²
28.4 m²

(1) Excluding balconies and terraces

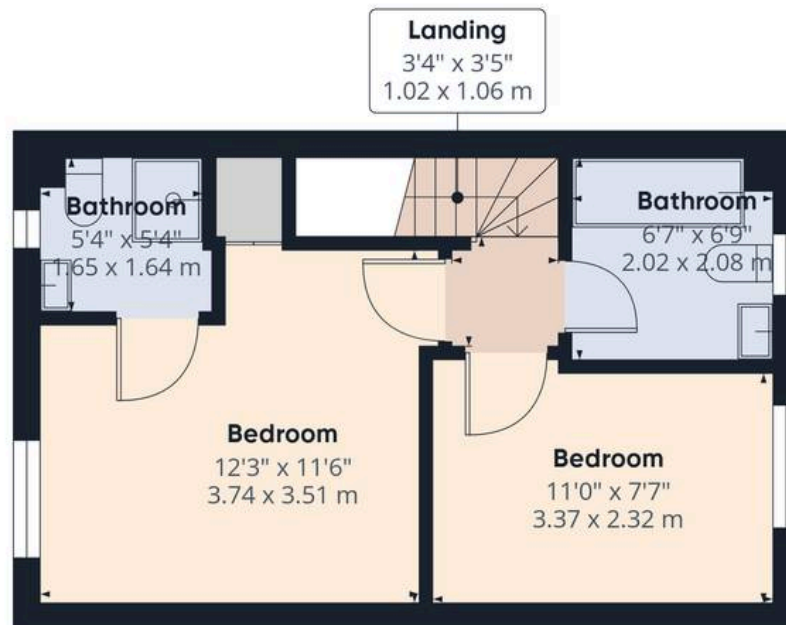
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Floor 1



First Floor



Floor 1



Approximate total area⁽¹⁾

644 ft²

59.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Powburn is ideally positioned for access across Northumberland, with regular bus links nearby and rail connections available from Alnmouth and Morpeth. The historic market town of Alnwick is within easy reach, offering a wide range of shops, restaurants and leisure facilities, while Morpeth provides further amenities and direct rail services to Newcastle and Edinburgh, making the village an excellent base for both commuting and countryside living.

Utilities

Heating: Oil Central Heating

Water: Direct Mains Water

Electricity: National Grid

Sewerage: Standard Uk Domestic



Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



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