



Upper Howick Street | Alnwick | NE66 1UZ

£325,00

This period stone built garden three bedroom terrace sits conveniently in the centre of the highly sought after historic town of Alnwick. With accommodation full of character and boasting original features including original sash timber windows, there is scope to cosmetically enhance every room. Rarely do you find period town properties with large gardens and to the rear of Upper Howick Street you will find an elevated garden ready for further landscaping.

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PERIOD STONE MID-TERRACED HOUSE

OFFERING HUGE POTENTIAL

CHARACTERFUL & SPACIOUS

TWO RECEPTION ROOMS

GENEROUS GARDEN TO THE REAR

VIEWING STRONGLY RECOMMENDED

**TWO DOUBLE BEDROOMS & A GOOD SIZED
SINGLE THIRD BEDROOM**

**SITUATED IN THE HISTORIC TOWN CENTRE,
CLOSE TO ALL SHOPS, CAFES & RESTURANTS**

For any more information regarding the property please contact us today

32 Upper Howick Street, Alnwick, NE66 1UZ

Steps to the entrance door lead into a lobby and a glazed door into the welcoming hallway with an original spindled balustrade takes you to a half landing and onto the galleried first floor landing. The lounge to the front is bright and airy with a fireplace creating a central focal point giving the room a cosy atmosphere. The sitting room with an original cast iron fireplace with tiled inset, hearth and open fire grate is perfect for cold winter days. Opening into the generous dining kitchen has ample space for a dining table, perfect for everyday eating or entertaining and the kitchen is well appointed with a range of wall and base units with a fitted gas hob, electric oven and extractor along with an integrated fridge, washer and dryer. French doors lead out from the side of the kitchen to the courtyard and garden.

The downstairs w.c. is decorated with attractive and colourful wall tiling and tiled floor. To the first floor, all the rooms have original timber flooring and the picture window on the half landing floods the galleried landing area with natural light, this generous space will accommodate a study desk.

The double bedroom to the rear is a good size with built in wardrobes and cast iron fireplace and the main bedroom to the front is spacious with the third bedroom being a large single with plenty of space for furniture. There is a family bathroom with a bathroom and shower over. Outside to the front steps lead to the timber front entrance door and to the rear a courtyard is the perfect sitting place to enjoy the warmer months of the year. Particular mention should be made of the generous and elevated garden accessed by steps and currently laid to lawn. Enclosed by timber fencing and a stone wall, the garden affords the buyer with scope to landscape further.

Alnwick is a thriving market town with the historic and stunning Alnwick Castle and Gardens in the heart of the centre of the town, combined with excellent amenities, bars, restaurants, deli's, cafes and shopping, Alnwick is a stunning and vibrant choice of location to live.

The bus station is a central hub for services to Morpeth and Berwick, visiting the towns and villages in between and connects to the city centre of Newcastle and the local train station is just a short drive away in Alnmouth offers a fast train service to Edinburgh and Newcastle with connecting trains nationwide. The A1 is on the doorstep which carves through the county from North to South and links up with the motorway networks for accessibility throughout the Country. The nearest sandy beach is located in Alnmouth and the pretty villages and wide sandy bays dotted along this glorious coastline is within easy reach and worthy of weekend trips visiting areas of natural beauty. The characterful town of Amble with its traditional working harbour is just a twenty minute drive full of fish restaurants and bars. Boat trips to Coquet Island with sightings of seabird species, grey seals and dolphins and the Sunday Market at the harbour is well worth a visit.

If you are looking for a main residence or a holiday retreat and if a modern house is not for you and you are looking to purchase a part of Alnwick's heritage then this stone property is certainly one to view to fully appreciate the accommodation being offered.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE

14'5" (4.39m) max x 12'11" (3.94m) max

SITTING ROOM

12'2" (3.71m) max x 12' (3.66m) max though to:

DINING KITCHEN

24'9" (7.54m) max x 8'1" (2.46m) max

Fitted gas hob | Electric oven and extractor | Integrated fridge | Washer and dryer

DOWNSTAIRS W.C.

HALF LANDING

MAIN LANDING

BEDROOM ONE

13' (3.96m) max x 12'10" (3.91m) max

BEDROOM TWO

12'2" (3.71m) max x 12'1" (3.68m) into wardrobes

BEDROOM THREE

8'11" (2.72m) into bay x 7'11" (2.41m) max

BATHROOM

COURTYARD AND GARDEN TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ASDL Copper Wire

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

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.

RESTRICTIONS AND RIGHTS

This property is in a conservation area.

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: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		



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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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