



# 70 Fairfields

Alnwick



## 70 Fairfields, Alnwick, Northumberland, NE66 1BT

**Well presented, three bedroom detached house, with generous lawned garden to the rear, block paved driveway for two cars and a single integral garage, with electric roller door - No Upward Chain**

A superb three bedroom detached house in the Fairfields modern development, close to local amenities and shops, the Willowburn Leisure centre and the Duchess High School. The house has been well maintained throughout, with uPVC double glazed windows, gas central heating and a refurbished ensuite shower room to the master bedroom

Ground floor - Entrance vestibule | Open plan reception room with an archway between the sitting room and dining room at the rear - the sitting room has a central fireplace and window to the front and the dining room has sliding patio doors opening to the rear garden | Kitchen fitted with a range of cabinets - appliances include gas hob, electric oven,





First floor - First floor landing with built in storage cupboard and access to the loft | Master bedroom, overlooking the rear garden, with fitted wardrobes Refurbished Ensuite with large corner mains shower, wash hand basin in vanity cabinet, WC and chrome ladder radiator | Double bedroom two with two windows to the front | Double bedroom three, currently used as a snug/TV room, with a double door built in wardrobe | Family bathroom with a bath with shower off the taps, wash hand basin and WC.

Externally - Block paved driveway with parking for 2 cars | Single integral garage, with a door giving access into the house, and an electric roller door | The front (southerly facing) garden is lawned, with a gate to the side for access | The good sized rear garden is lawned with a mature hedge to the boundary. Agents Note: Some contents included within the price if required.

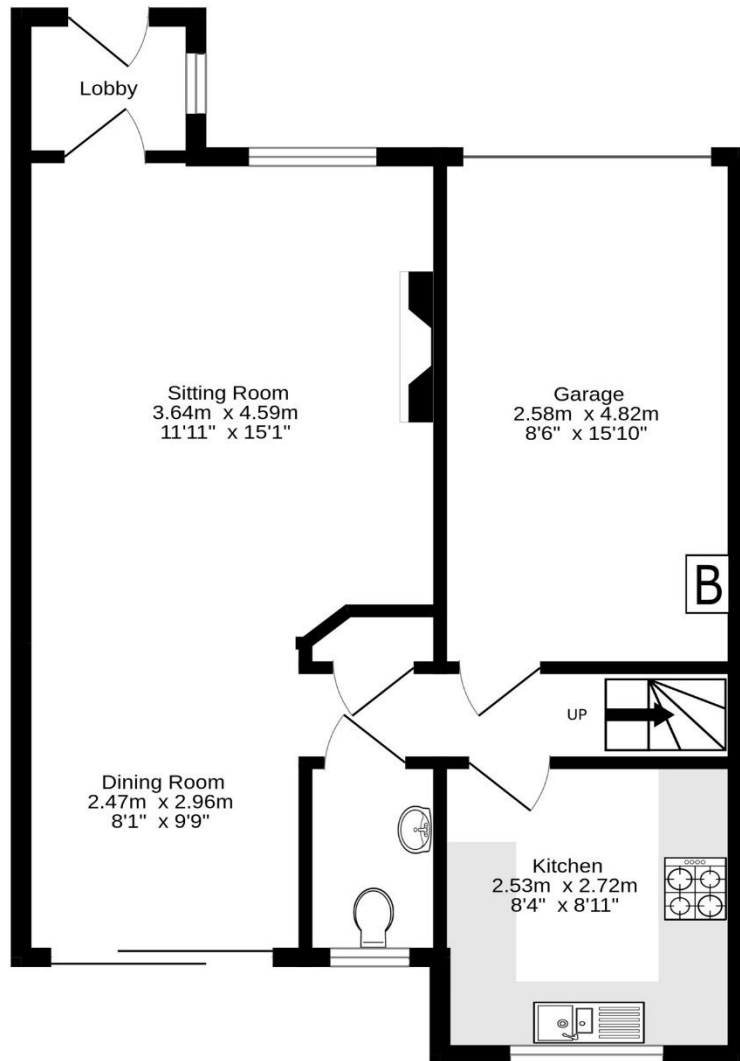
Fairfields is ideally placed for easy access to a wide variety of local amenities, including shopping & leisure facilities, 'Willowburn Leisure' centre, schooling for all ages, as well as the A1 for commuting to Newcastle and Morpeth to the south, and Berwick & Edinburgh to the north. The main line railway station at nearby Alnmouth has regular direct services to London Kings Cross, Edinburgh Waverley and Newcastle upon Tyne stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: TBC

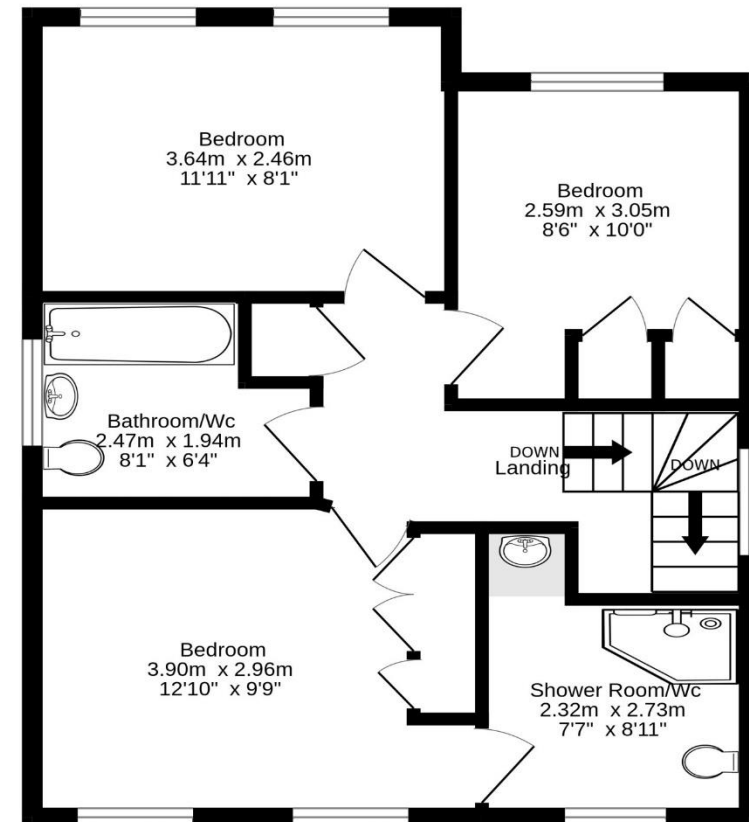
Guide Price £299,950



Ground Floor  
50.9 sq.m. (548 sq.ft.) approx.



1st Floor  
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 96.3 sq.m. (1037 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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SANDERSON  
YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 1PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170