



Dispensary Street | Alnwick | NE66 1LJ

Offers Over £190,000

A spacious and well-presented three-bedroom mid-terraced home, ideally situated in the heart of historic Alnwick. Offering generous living accommodation, a modern dining kitchen, enclosed rear garden and excellent built-in storage throughout, this attractive property is available with no onward chain and is perfect for first-time buyers, families or investors.

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MID TERRACED HOUSE

MODERN DINING KITCHEN

WELL PRESENTED

SEPARATE UTILITY / W.C

TOWN CENTRE LOCATION

ENCLOSED REAR GARDEN

GENEROUS DUAL ASPECT LOUNGE

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated in the heart of the historic market town of Alnwick, this well-presented three-bedroom mid-terraced home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, families or investors. Offered for sale with **no onward chain**, the property is in good decorative order throughout and is ready for immediate occupation.

The accommodation comprises a generous dual-aspect lounge, providing a bright and welcoming living space, together with a modern dining kitchen fitted with a range of contemporary wall and base units, offering ample storage and workspace. A separate utility room provides space for a washing machine and additional household storage, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single bedroom. All three bedrooms benefit from fitted cupboards, providing excellent built-in storage. The family bathroom is fitted with a walk-in shower, with the added convenience of a separate WC.

Externally, the property enjoys an enclosed rear garden with a lawn and patio seating area, creating an ideal space for outdoor dining, entertaining or relaxing.

Perfectly positioned within easy walking distance of Alnwick's wide range of shops, cafés, restaurants, schools and leisure facilities, as well as the renowned Alnwick Castle and Alnwick Garden, this attractive home combines town centre convenience with comfortable family living.

Entrance hall

UPVC double-glazed entrance door and window, radiator, wood flooring, staircase to first floor, understairs storage cupboard, open to kitchen, doors to living room and utility.

Living room (dual aspect) 11'4 x 17'11 (3.45m x 5.46m)

UPVC double-glazed windows, radiators, coving to ceiling.

Kitchen (Rear) 11'10 x 13'2 (3.61m x 4.01m)

Fitted wall and base units incorporating: 1.5 drainer sink, integrated ceramic BOSCH hob and electric oven with extractor hood, space for slimline dishwasher, space for under-counter fridge, part-tiled walls. UPVC double-glazed window, UPVC double-glazed door to rear vestibule.

Utility (Front) 5'4 x 4'4 (1.62m x 1.34m)

Workbench with space underneath for washing machine, wall unit, wall mounted gas Combi Worcester boiler, UPVC double-glazed frosted window.

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Rear vestibule

Part-glazed UPVC double-glazed external door, doors to WC and UPVC part-glazed door to dining kitchen.

WC.

Close coupled WC, cabinet with integrated wash handbasin, UPVC double-glazed frosted window.

First floor landing

Ceiling downlights, doors to bedrooms, bathroom and WC.

Bedroom one (front) 8'9 plus recess x 12'1 (2.67m x 3.68m)

UPVC double-glazed window, radiator, storage cupboard.

Bedroom two (front) 11'7 x 10'9 (3.53m x 3.28m)

UPVC double-glazed window, radiator, storage cupboard with hanging rail.

Bedroom three (rear) 8'6 x 6'10 (2.59m x 2.08m)

UPVC double-glazed window, radiator, built-in wardrobe with shelf and hanging rail, loft access hatch.

Bathroom

Step-in double shower cubicle with glass screen and mains shower with wet wall panels, fitted cabinets with integrated wash handbasin, tiled walls, radiator, shaver point, tiled floor, ceiling downlights.

WC.

Close-coupled WC, cabinet with integrated wash handbasin, part-tiled walls, tiled floor, radiator, UPVC double-glazed, frosted window.

Externally

Fenced rear garden with patio and lawn area, mature planted bushes and shrubs. Gate access to rear lane.

Agents Note –

The current vendor is in the process of confirming building regs compliance for the outbuilding converted into linked w.c as shown on floorplan and sales particulars.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On Street

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: A

EPC RATING: C

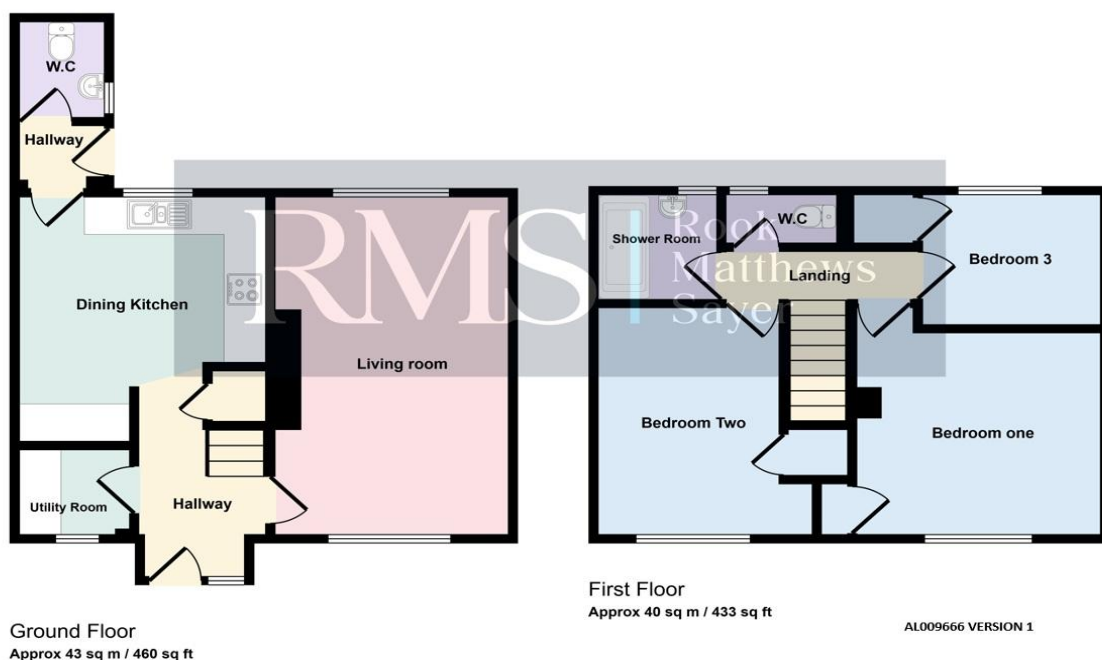
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area
83 sq m / 893 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.

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.

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