



# 6 The Maltings

Alnwick



## 6 The Maltings, Alnwick, Northumberland, NE66 1YA

A three bedroom, mid terraced house in the centre of Alnwick, with an enclosed private garden to the rear and allocated parking for one car in the adjacent resident's car parking area - recently refurbished with new fitted carpets, redecoration throughout and a new gas central heating boiler - NO UPWARD CHAIN

A three bedroom terraced house, ideal for first time buyers, investors seeking a rental property or those looking to downsize to a central town location - only a few minutes walk from the Market Square, Bus Station and a wide variety of shops, cafes/pubs and restaurants. The house has been recently refurbished with new fitted carpets, neutral decor throughout and a new gas central heating boiler.





Ground floor - Entrance hallway with stairs to the first floor with under stairs storage | Generous living/dining room with two windows to the front and sliding patio doors to the rear garden - there is a serving hatch to the kitchen | Kitchen fitted with a range of cabinets, with stainless steel sink, integrated hob, oven and fridge/freezer - space for a washing machine.

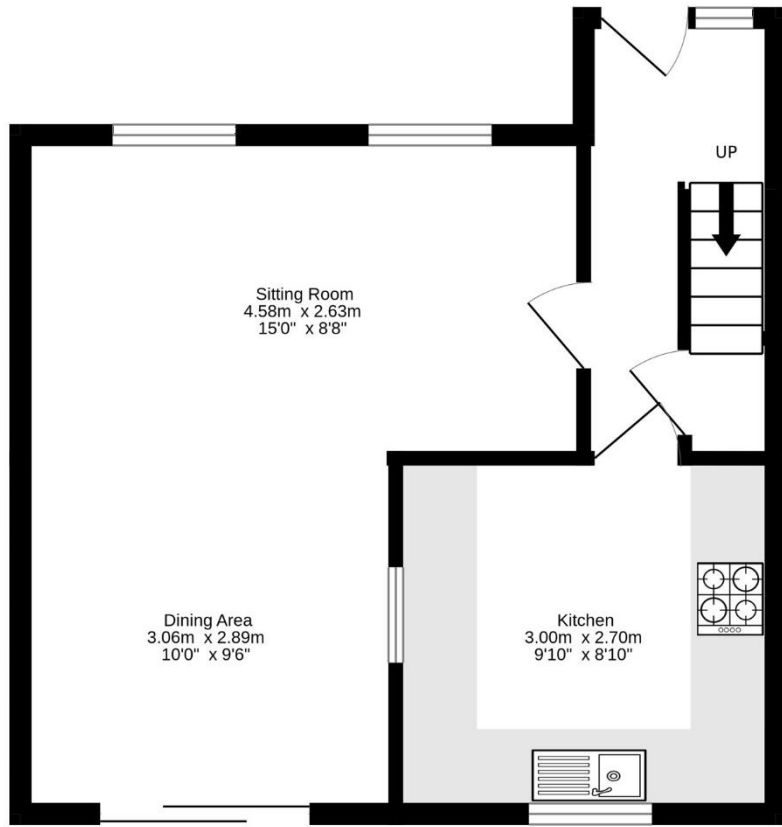
First floor - First floor landing with access to the loft and a cupboard housing the water tank | Double bedroom one with a double door built in wardrobe | Two smaller bedrooms | Bathroom with a bath with electric shower over, WC and wash hand basin, and chrome ladder radiator. Externally - A pedestrian walkway leads to the front door, with an open town garden to the front | Enclosed rear garden, which is lawned with a paved patio and fence to the boundary - a gate opens to the rear pathway | Rear pathway leads to the allocated parking space and car park area.

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

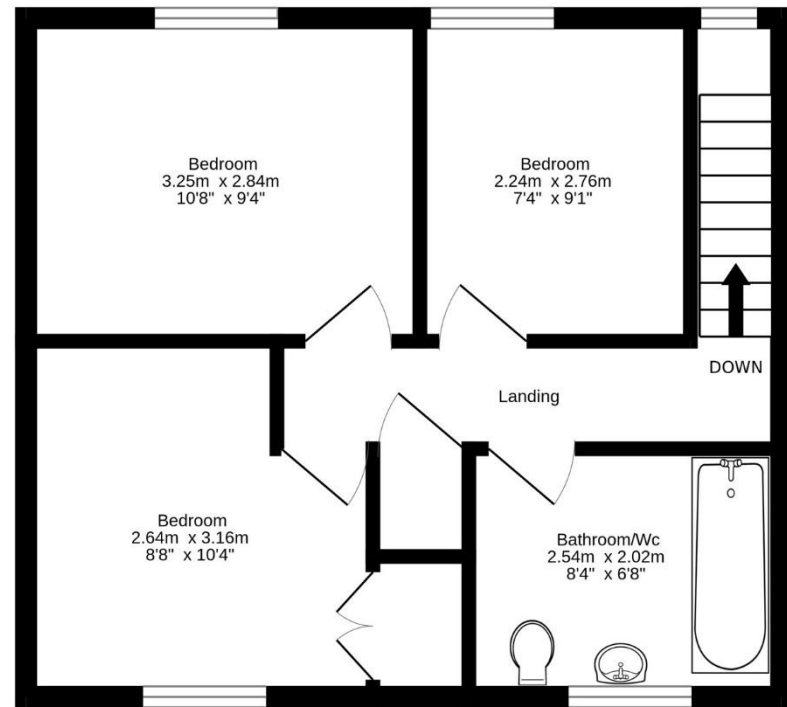
**AGENTS NOTE: Whilst we endeavour to make our particulars accurate and reliable, in this instance they have not been verified by the seller. Interested parties should rely on their own inspections and legal enquiries. No representations or warranties can be given.**

Guide Price £139,950

Ground Floor  
35.4 sq.m. (382 sq.ft.) approx.



1st Floor  
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 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.



SANDERSON  
YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 4PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170