



Clive Gardens | Alwick | NE66 1NH

£220,000

Close to the heart of Alwick, this three-bedroom detached bungalow is ideal for retirement living, offering easy access to shops and transport links. It features a private garage and drive, low-maintenance flat garden, a spacious and bright front lounge with sunny aspect, a contemporary dining kitchen with garden access, and a stylish refitted shower room with a walk-in double shower.

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DETACHED BUNGALOW

GARDEN TO THE SIDE

THREE BEDROOMS

DOUBLE GLAZED WINDOWS

CLOSE TO THE TOWN CENTRE

SINGLE ATTACHED GARAGE & DRIVE

WALK-IN SHOWER ROOM

GAS CENTRAL HEATING

For any more information regarding the property please contact us today

14 Clive Gardens, Alnwick, NE66 1NH

The lounge at the front is a spacious room that enjoys a sunny aspect, whilst the dining kitchen at the rear offers a view of the garden at the side, and a door out to a patio at the rear.

The kitchen is fitted with a contemporary range of modern units and includes an integral electric oven, hob, extractor hood, and space for a washing machine and under-counter fridge.

The shower room has been refitted with a walk-in double shower cubicle and wet wall panelling.

At the back of the bungalow, the garage is attached to the property and can be accessed by the front electric garage door and a door at the rear that leads out to the patio area.

HALL

Double glazed entrance door | Radiator | Loft access

LOUNGE 15' 9" (into bay) x 14' 6" (4.80m x 4.42m)

Double glazed walk-in bay window | Radiator

KITCHEN 11' 6" x 10' 1" (3.50m x 3.07m)

Double-glazed windows | Double-glazed door | Radiator | Fitted wall and base units | Space for washing machine | Electric oven | Electric hob | Extractor hood | Space for under counter fridge

SHOWER ROOM

Double-glazed frosted window | Part wet wall panelled walls | Tiled floor | Walk-in shower with glass screen and mains shower | Close coupled W.C. | Pedestal wash hand basin | Ladder style heated towel rail | Extractor fan | Fan heater

BEDROOM ONE 11' 1" x 10' 1" (3.38m x 3.07m)

Double-glazed window | Radiator

BEDROOM TWO 10' 10" x 6' 9" (3.30m x 2.06m)

Double-glazed window | Radiator

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BEDROOM THREE 5' 11" x 7' 5" (1.80m x 2.26m)

Double-glazed window | Radiator

SIDE GARDEN

Lawn | Fenced boundaries | Rear patio

GARAGE 16' 0" x 10' 6" (4.87m x 3.20m)

Electric up and over garage door | Central heating boiler | Overhead storage | Lighting and power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is a timber framed building.

ACCESSIBILITY

The internal rooms are all on one level, however there is a step to enter the property at the front & rear. The property has wide doors.

TENURE

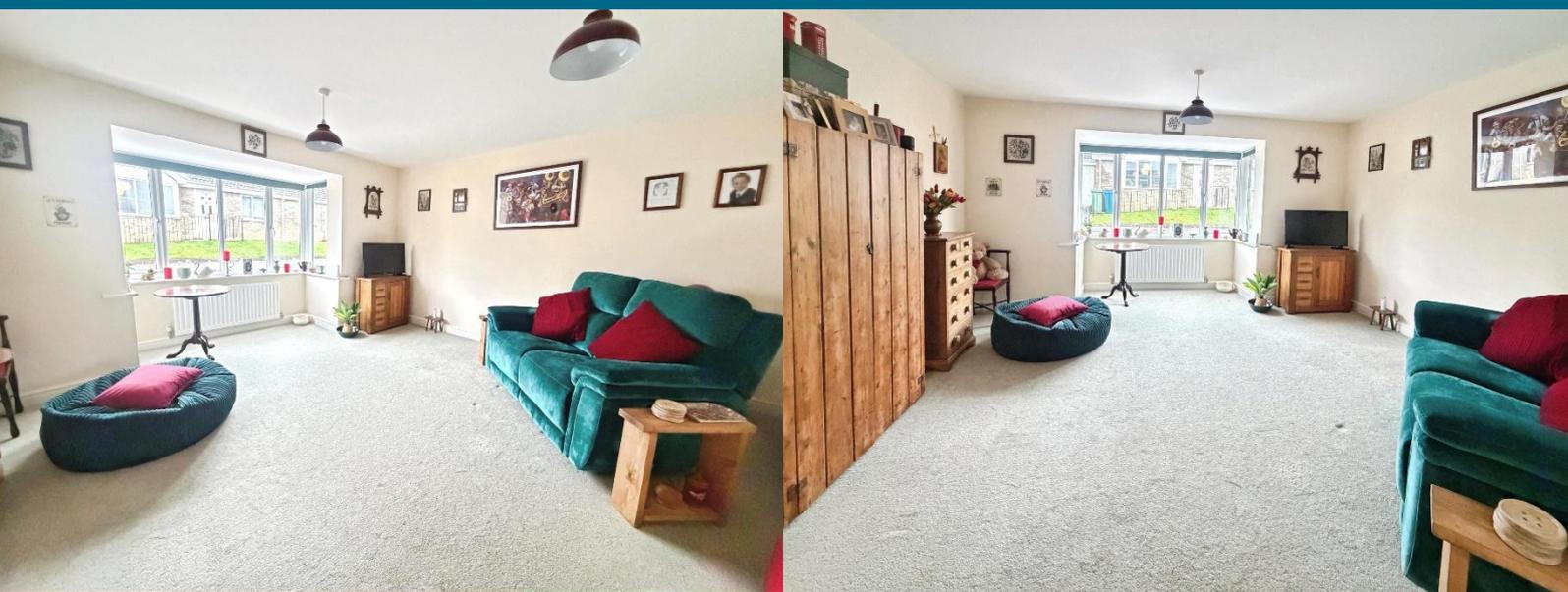
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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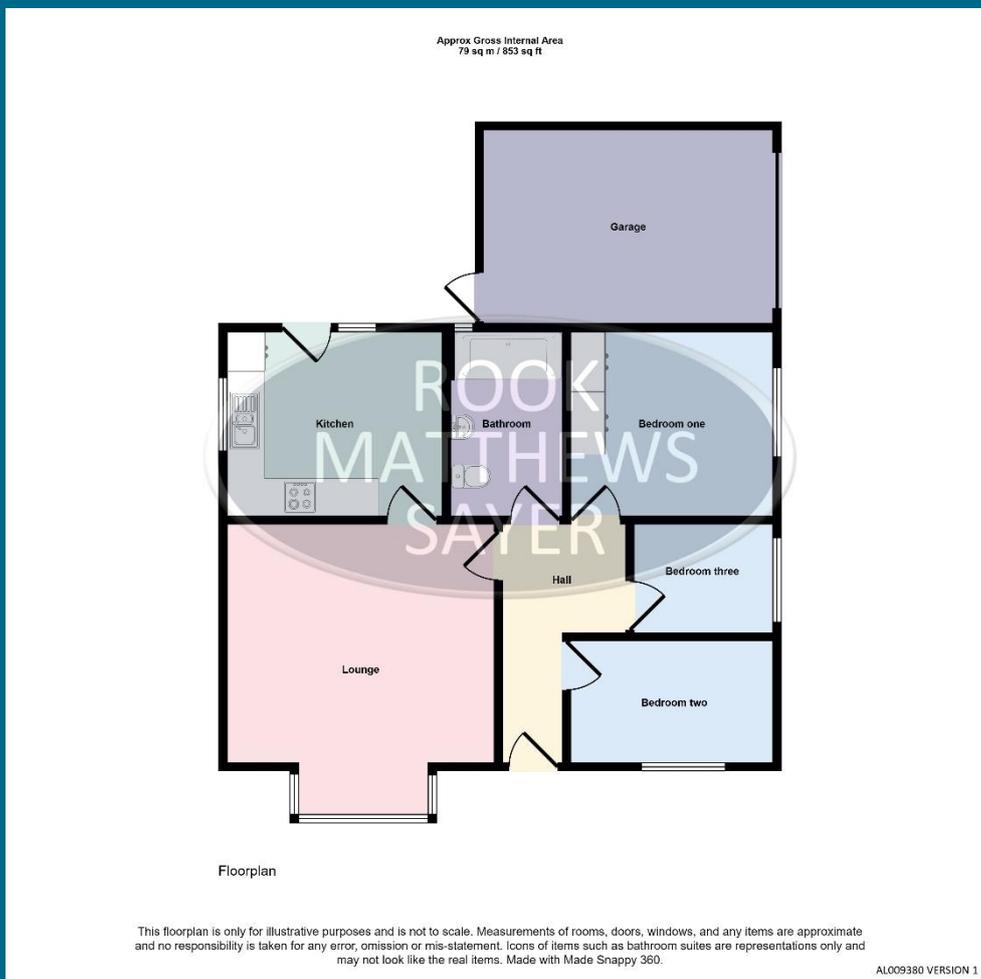


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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