



Oaky Balks Alnwick

- Semi-detached bungalow
- Two double bedrooms
- Double glazing
- Garage in a block
- Southerly aspect to the rear

Guide Price: £ 210,000



01665 510044
3-5 Market Street, Alnwick NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

53b Oaky Balks

Alnwick, Northumberland NE66 2QD

A spacious two bedroom bungalow located on Oaky Balks in Alnwick. This small residential development is just off Alnmouth Road, with bus stops on the main road for travelling in to Alnwick and down to the coast at Alnmouth. The property is situated on an elevated position where the lounge and kitchen enjoy a sunny southerly aspect at the rear, with open views across the opposite side of the street and beyond to fields. The lounge is particularly spacious and has ample room for a table and chairs. Both bedrooms are double rooms with plenty of space for a range of wardrobes and bedroom furniture. Situated separately from the property there is a single garage in a block with garages belonging to the other neighbours. The garage has double timber doors and a drive in front. Heating is via a gas combi boiler with radiators, and the windows are double glazed.

HALL

Double glazed entrance door | Radiator | Coving to ceiling | Loft access hatch

KITCHEN 11'10 x 9'10 (3.61m x 2.99m)

Double glazed window to rear | Double glazed door to rear | Fitted wall and base units | 1½ bowl stainless steel sink | Gas hob | Electric oven | Space for washing machine | Integrated fridge/freezer | Storage cupboard housing combi-boiler | Coving to ceiling | Tiled effect laminate flooring | Part tiled walls | Radiator

BEDROOM TWO 10'10 x 9'11 (3.30m x 3.02m)

Double glazed window to front | Coving to ceiling | Radiator

BEDROOM ONE 12'0 x 10'8 (3.66m x 3.26m)

Double glazed window to front | Coving to ceiling | Radiator

BATHROOM

Double glazed window to front | Bath with mains shower over | Wash hand basin and cabinet | Close coupled W.C. | Fully tiled walls | Extractor fan | Wall mounted vanity cabinet | Radiator

LOUNGE 18'3 x 15'9 (5.56m x 4.80m)

Sliding patio doors | Feature fireplace with gas fire | Coving to ceiling | Radiators | Door to hall | Space for table and chairs

GARAGE 16'11 x 8'0 (5.16m x 2.44m)

Garage is in a block | Double timber doors (No light or power)

EXTERNALLY

Front gravelled garden | Mature flower beds | Access to the side and rear | Terraced rear garden | Patio | Fence and hedge boundaries

SERVICES

Mains electricity, gas, water and drainage | Gas central heating

TENURE - FREEHOLD | COUNCIL TAX BAND A | EPC RATING – D

AI008581/DM/RJ/06.03.2024/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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.

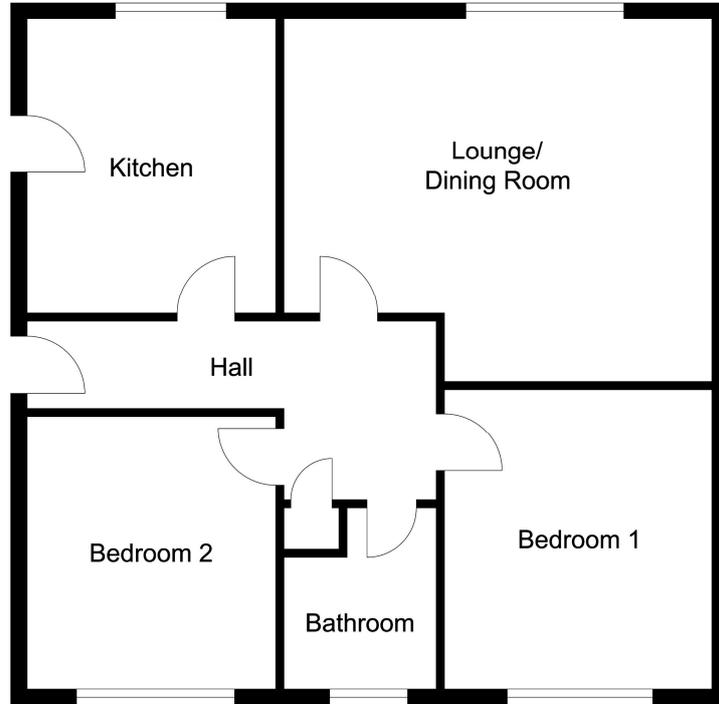
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



53b Oaky Balks

Alnwick, Northumberland NE66 2QD



53B Oaky Balks

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1



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.

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.

16 Branches across the North-East

