



Fairfields

Alnwick

- Semi-detached
- Three bedrooms
- Conservatory
- Corner plot
- Close to schools
- Garage and parking

Guide Price: £219,950

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33 Fairfields

Alnwick, Northumberland

NE66 1BT

Situated on the popular Fairfields estate in Alnwick, this three bedroom semi-detached house is a great location for proximity to the Willowburn Retail Park, leisure centre, and the Duchess's Community High School. It is a favoured area for families and is also convenient for commuters using the A1 main road and within 5 miles to the East Coast Main Line Railway service at Alnmouth Station. As well as the detached single garage, the double drive offers off-street parking for two cars. With a sunny aspect overlooking the rear garden, the conservatory is an excellent addition to the open plan through lounge/dining room. Both the kitchen and bathroom have modern fittings and units, and the well presented accommodation features contemporary decor and styling throughout.

ENTRANCE PORCH

Double glazed composite entrance door | Laminate flooring | Door to lounge/diner

LOUNGE 18'3 max into bay x 15'0 max (5.56m max into bay x 4.57m max)

Double glazed bay window with Plantation Shutters | Gas fire with stone effect surround and hearth | Laminate flooring | Radiator | Coving to ceiling | Understairs storage cupboard | Staircase to first floor



DINING AREA 9'0 x 8'0 (2.74m x 2.44m)

Double glazed patio doors | Radiator | Laminate flooring | Coving to ceiling | Open to kitchen



KITCHEN 8'6 x 6'8 (2.59m x 2.03m)

Double glazed window | Fitted wall and base units | Co-ordinating splashbacks | Stainless steel sink and drainer | Gas hob | Extractor hood | Electric oven | Space for fridge/freezer | Space for washing machine | Downlights | Laminate flooring | Cupboard housing the central heating boiler

CONSERVATORY 8'9 x 7'10 (2.67m x 2.39m)

Double glazed windows and door | Tiled floor | Wall lights



FIRST FLOOR LANDING

Storage cupboard | Loft access hatch

BEDROOM ONE 11'4 Plus wardrobes x 8'4 (3.45m Plus wardrobes x 2.54m)

Double glazed windows | Fitted wardrobes | Laminate flooring | Radiator

BEDROOM TWO 11'2 x 8'3 (3.40m x 2.52m)

Double glazed windows | Laminate flooring | Radiator

BEDROOM THREE 8'0 x 6'5 (2.44m x 1.96m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Bath with shower over, glass screen and wet walls | Part wet walls | Pedestal wash hand basin | Close coupled W.C. | Chrome ladder heated towel rail | Vinyl tiled floor | Extractor fan | Downlights

GARAGE 15'10 x 8'6 (4.83m x 2.59m)

Side hinged garage door (1/3 and 2/3 split) | Overhead storage | Light and power

EXTERNALLY

Lawned front garden with mature planting | Block paved drive for two cars | Rear lawned garden | Paved patio area | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1 March 1999

AGENTS NOTE

The Vendors have purchased the Freehold Title which is awaiting registration at HM Land Registry. Ask in branch for further details.

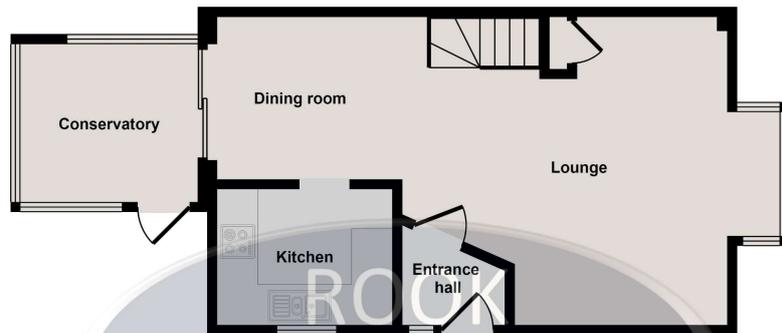
COUNCIL TAX BAND C

EPC RATING D

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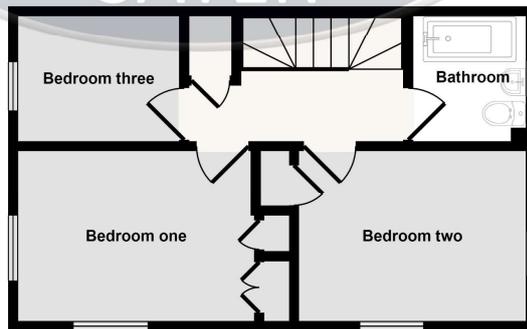
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

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First Floor

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.

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.

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