



Hotspur Street Alnwick

- Stone mid-terraced house
- Two bedrooms
- Courtyard to rear
- Town centre location
- Gas central heating
- Character property

Guide Price: **£ 185,000**

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8 Hotspur Street, Alnwick, Northumberland NE66 1QE

Centrally located in the historic town of Alnwick in Northumberland, this beautifully presented stone terraced house offers delightful accommodation in a convenient location within the town. The focal point in the lounge is an impressive inglenook fireplace whilst the TV has been cleverly inserted into a recess on the opposite wall. The entrance vestibule leads through to a rear passage way that provides access to the rear courtyard and utility cupboard. This is a great space for bike storage and access to the outside space without passing through the living areas of the house. The washing machine is situated in a utility cupboard which is conveniently positioned next to the rear passage which makes it ideal for access to the courtyard. The courtyard is also accessible from the rear section of the kitchen in a utility room where the fridge freezer is located. Upstairs there are two bedrooms and a bathroom. The bedrooms are currently arranged as a double and a single room, although the single room has space for a pull-out bed to create a double, so it is ideal for accommodating visiting guests.

VESTIBULE

Entrance door | Decorative tiled floor | Sliding door to lounge | Door to inner hall with coats storage and removable bench seat

LOUNGE 14' 5" x 13' 3" (4.39m x 4.04m)

Double glazed window to front | Inglenook with gas imitation stove (not connected) | wood flooring | radiator | Sliding door to vestibule | Door to Kitchen | Open to staircase

KITCHEN 10' 5" x 4' 10" (3.17m x 1.47m)

Double glazed window | Fitted units | Stainless steel sink | Electric hob | Electric oven | Space and plumbing for dishwasher or washing machine | Part-tiled walls | Radiator | Velux double glazed windows | Solid Oak door to lounge | Door to rear section of kitchen

UTILITY 5' 8" x 4' 5" (1.73m x 1.35m)

Door to kitchen | External door to courtyard | Space for fridge-freezer | Double glazed Velux window | Space for storage

REAR HALL

External door to courtyard | Door to entrance vestibule | Door to utility storage cupboard which is shelved and has plumbing for a washing machine

BEDROOM ONE 11' 2" x 10' 1" (3.40m x 3.07m)

Double glazed window to front | Coving to ceiling | Window seat

BEDROOM TWO 11' 2" x 6' 4" (3.40m x 1.93m)

Double glazed window to front | Radiator | Coving to ceiling

BATHROOM

Double glazed frosted window to rear | Bath with mains shower over and glass screen | Close-coupled W.C. | Mono-bowl sink set on a vanity unit | Heated towel rail | Radiator | Downlights | Airing cupboard

REAR COURTYARD

Private paved rear courtyard | Stone wall boundaries | Garden shed

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No
Parking: On street parking

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

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: D

AL008763/DM/RJ/23.04.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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.

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16 Branches across the North-East

 The Property Ombudsman

8 Hotspur Street, Alnwick, Northumberland NE66 1QE



Ground Floor

First Floor

8 Hotspur Street

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 2

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