



2 bed town house to buy in NE66

24 Narrowgate, Alnwick, Alnwick,
Northumberland, NE66 1JG

£165,000

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Desirable Town Centre Location
- ✓ Town House
- ✓ Two Bedrooms
- ✓ Open Plan Living Area
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Two Bedrooms | Character Town House | Open Plan Living/Dining Kitchen | Stylish Shower Room | Utility Room | Shared Courtyard | Central Alnwick

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented two-bedroom character town house, tucked away within the heart of the historic market town of Alnwick.

Offering deceptively spacious accommodation across three floors, this unique home effortlessly combines period charm with stylish contemporary finishes. The ground floor comprises a useful utility room and a modern shower room. A spiral staircase leads to the first floor, where there are two well-proportioned bedrooms, before continuing to the second floor where the property truly comes into its own.

The impressive open-plan living space provides a wonderful setting for modern living and entertaining, featuring exposed brick walls, character ceiling beams and a bespoke fitted kitchen with deep blue cabinetry, Belfast sink and generous dining and lounge areas, all flooded with natural light.

Externally, the property benefits from access to an attractive shared stone courtyard, providing a charming outdoor seating area surrounded by mature planting and characterful stone walls.

Perfectly positioned just a short stroll from Alnwick's vibrant town centre, the property enjoys easy access to an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. The world-renowned Alnwick Castle and Alnwick Garden are nearby, while the stunning Northumberland coastline and excellent transport links via the A1 are all within easy reach.

Whether you are looking for a full-time residence, holiday home or investment opportunity, properties of this nature and location rarely become available.

Early viewing is highly recommended to fully appreciate the character, space and superb location this exceptional home has to offer.

To arrange your viewing, please contact Pattinson Estate Agents on 01665 639110 or email alnwick@pattinson.co.uk.

The vendor has advised that the freeholder has expressed an intention to transfer the freehold to a management company for the benefit of the property owners. Discussions are intended to progress this in due course; however, the property is currently being sold as leasehold.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999 years from 19 September 2012

Price: £165,000

Property Type: Town House

Parking: On Street

Year built: 1850

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front Elevation

The property is accessed via an alleyway from a shared door off Narrowgate, there is a shared rear courtyard which offers a lovely space to sit and enjoy the sunshine.



Kitchen

Combining traditional charm with practical functionality, featuring a striking range of deep blue fitted cabinetry contrasted against crisp white tiled splashbacks. The space is enhanced by exposed brickwork and characterful ceiling beams, creating a warm, rustic feel. A Belfast sink is set into polished granite-effect worktops, complemented by a traditional chrome mixer tap and brass cabinet handles. Open plate racks and display shelving provide both storage and character, while integrated appliances, including an oven and dishwasher, sit beneath timber-effect work surfaces.



Lounge

Impressive open-plan living, dining and kitchen space offers a wonderful blend of contemporary comfort and period character. Exposed brick walls and striking painted ceiling beams create a distinctive industrial feel, while the generous proportions provide clearly defined areas for relaxing, dining and entertaining. Large windows and a roof light flood the room with natural light, enhancing the bright and airy atmosphere.



Dining Room

The dining area comfortably accommodates a large family table, creating a sociable hub within the home. The large window fills the room with natural light, enhancing the bright and welcoming atmosphere, while the seamless connection between the kitchen and dining space makes it perfectly suited to modern family living.



Shower Room

Contemporary shower room has been stylishly designed with a blend of modern finishes and practical features. A large walk-in shower with a glazed screen is complemented by attractive brick-effect wall tiling, while contrasting white tiled walls create a bright and fresh feel. The space also benefits from a modern wall-mounted vanity unit with an inset wash hand basin and a circular feature mirror and matte black fittings, adding a sleek contemporary touch. Patterned floor tiles provide character and contrast, while a concealed cistern W.C. enhances the clean, streamlined appearance. Thoughtfully finished throughout, this well-appointed shower room offers both style and functionality.



Master Bedroom

This well-proportioned double bedroom is bright and inviting, featuring a large sash-style window that allows plenty of natural light to fill the space.

The bedroom also benefits from built-in wardrobes, providing excellent storage while maximising the available floor space.



Bedroom Two

Ideal as a child's room or guest bedroom.

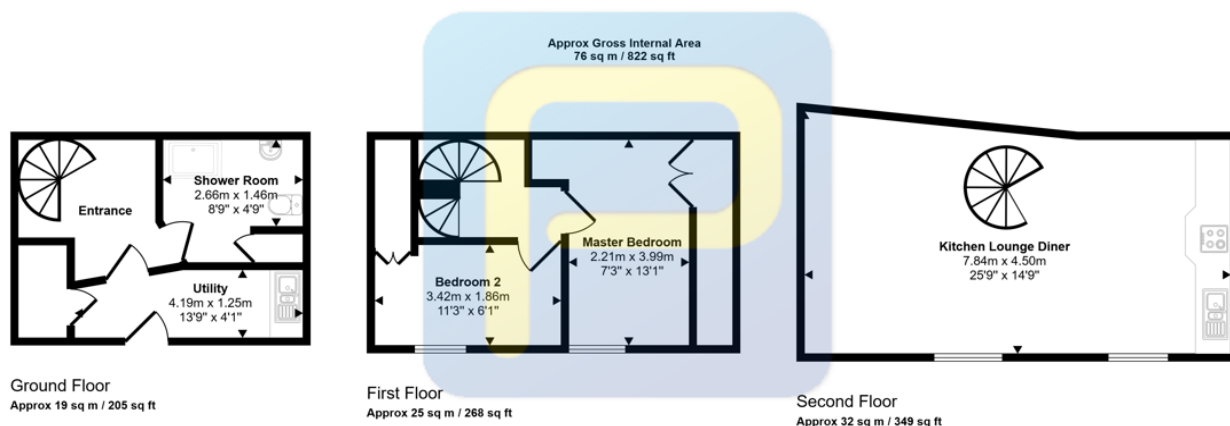
A large sash-style window allows an abundance of natural light to flood the space while offering pleasant outlooks with built in cupboard.



Rear Courtyard

A charming, fully enclosed courtyard offers a private and low-maintenance outdoor space, ideal for relaxing or al fresco dining. A traditional arched stone opening with a timber gate gives access to the rear of the property.





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

24 Narrowgate, Alnwick, Alnwick, Northumberland, NE66 1JG

Contact your local branch today for more information on this property:

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,
alnwick@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

