



4 bed detached house to buy in

Mercers Way, Swordy Park, Alnwick,
Northumberland, NE66 1DE

£340,000

 x 4  x 2  x 1

Tenure

Freehold

Property features

- ✓ DETACHED FAMILY HOME
- ✓ DESIRABLE LOCATION
- ✓ CORNER PLOT
- ✓ GARAGE & DRIVEWAY PARKING
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| DETACHED FAMILY HOME | DESIRABLE LOCATION | CORNER PLOT | GARAGE & DRIVEWAY PARKING |

Pattinson Estate Agents are delighted to welcome to the market this modern four-bedroom detached family home, situated in the sought-after Swordy Park development in Alnwick which is close to the High school and amenities. The property is well presented throughout with spacious living accommodation, an enclosed garden and off street parking and garage.

The property briefly comprises; entrance hallway leading to living room, kitchen/diner with integrated hob & double oven, dishwasher, fridge freezer with utility room, and patio doors leading to the rear garden, downstairs W/C and stairs leading up. To the first floor 2 double bedrooms, main with en suite, 2 single bedrooms, and family bathroom. Externally to the front there is ample parking and a single garage, and a wrap around garden to the rear.

Alnwick hosts schooling for primary and secondary learning, and hosts a range of shops, cafes, restaurants and pubs. The beautiful Northumberland coastline is located just 3 miles away.

Alnwick is conveniently located close to the main A1 roads accessing North to Berwick and Scotland, to the South Newcastle and beyond. There is also the East coast rail line situated at Alnmouth with frequent trains running to Edinburgh, and London Kings Cross.

Contact the Alnwick branch on 01665 639110 or email alnwick@pattinson.co.uk to arrange your viewing.

Council Tax Band: D

Tenure: Freehold

Price: £340,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Year built: 2018

Construction materials: Brick and block

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: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External

Driveway parking and garage, grassed area.



Entrance Hallway

Living Room

4.47m x 3.22m (14'7" x 10'6")

Situated to the front of the property.



Kitchen/Diner

5.28m x 3.33m (17'3" x 10'11")

To the rear elevation. Modern units with built in dishwasher, double oven & hob, integrated fridge/freezer. Patio doors leading to rear garden.



Utility Room

With built in washing machine



Downstairs W/C

1.80m x 1.19m (5'10" x 3'10")



Bedroom 1

3.75m x 2.53m (12'3" x 8'3")

To the rear elevation, with built in wardrobes and en suite.



En Suite off Bedroom 1



Bedroom 2

3.30m x 3.11m (10'9" x 10'2")

To the front elevation



Bedroom 3

3.19m x 2.08m (10'5" x 6'9")

To the rear elevation



Bedroom 4

2.21m x 2.07m (7'3" x 6'9")

To front elevation



Family Bathroom

1.99m x 1.83m (6'6" x 6'0")

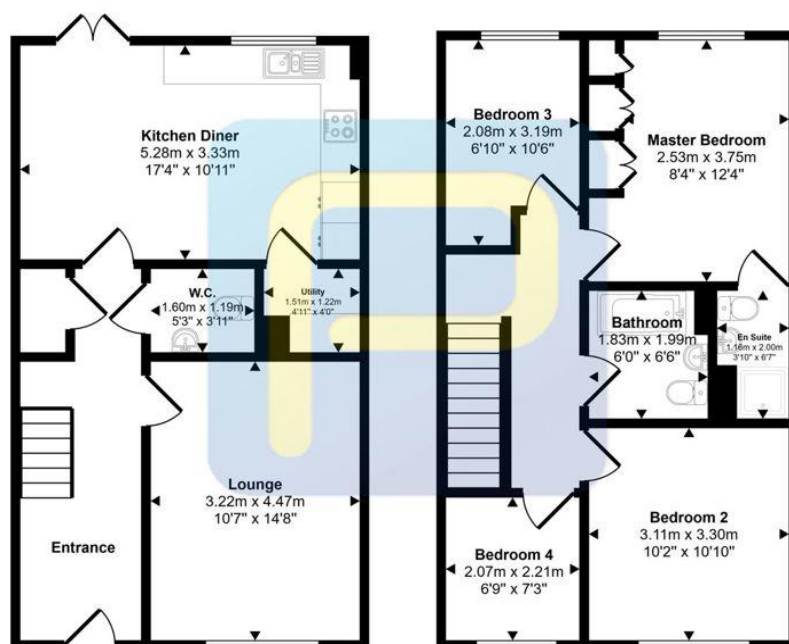
Modern white 3 piece suite with shower over bath



Rear External



Approx Gross Internal Area
99 sq m / 1061 sq ft



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
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,
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