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**33 Lower Barresdale**  
Alnwick, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

**Fixed Price : £125,000**



# 33 Lower Barresdale, Alnwick

## Northumberland NE66 1DW



### SITUATION AND DESCRIPTION

An excellent three bedroom semi detached house, with open aspect views to the rear over the old cricket ground/playing field, a large recently landscaped garden with brick wall to the boundary and raised decked terrace, and a block paved driveway to the front.

The accommodation briefly comprises: hallway, living room, kitchen/breakfast room and utility area/store. To the first floor there is a master bedroom with 'Schreiber' fitted wardrobes, two further bedrooms and a bathroom/wc. Externally there is a driveway for off street parking, front and rear gardens.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. Northumberland's Heritage Coastline is just a few miles away with its dunes, picturesque harbours and sandy beaches. Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth with direct regular services to Newcastle Central, London's King Cross and Edinburgh's Waverley Station.

The property comprises:

### RECEPTION HALLWAY

With double glazed window to the side elevation, UPVC door to the front and staircase to the first floor. The hallway has an understairs storage cupboard giving access to a cellar/store, radiator and glazed door to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

18'2 x 9'9 max narrowing to 6'7  
(5.54m x 2.97m max narrowing to 2.01m)

The kitchen/breakfast room has French doors and a window opening to the rear garden and decked terrace. The kitchen is fitted with a range of wall and base cabinets, with a gas hob with extractor hood over, integrated oven, plumbing for dishwasher and a sink and drainer, there is a space for free standing fridge/freezer.

From the dining area there are French doors opening to the decked raised terrace overlooking the garden and old cricket ground. There is archway opening to the living room at the front.

### LIVING ROOM

13'1 x 12'4 (3.99m x 3.76m)

The living room has a double glazed window to the front elevation, radiator and TV point.

Returning to the kitchen there is a door to the utility area to the side.

### UTILITY AREA

13'3 x 8'7 (4.04m x 2.62m)

The utility area/store has plumbing for washing machine, space for tumble dryer and doors opening to the front driveway and rear garden.

### FIRST FLOOR LANDING

With a double glazed window to the side and loft access.

### BEDROOM ONE

12'4 x 8'9 min excluding wardrobes  
(3.76m x 2.67m min excluding wardrobes)

A double bedroom with a window to the front elevation, fitted Schreiber wardrobes with shelving and hanging.

### BEDROOM TWO

9'9 x 9'7 (2.97m x 2.92m)

The bedroom has a window to the rear overlooking the garden towards the old cricket ground, fitted wardrobes and radiator.



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### **BEDROOM THREE**

8'2 x 9'4 max inclusive of cupboard  
(2.49m x 2.84m max inclusive of cupboard)

This bedroom has a window to the front, overstairs storage cupboard and radiator.

### **BATHROOM**

8'0 x 5'5 (2.44m x 1.65m)

Comprising of a white shower bath with electric shower over, curved panelled glass door, wash hand pedestal basin and close coupled wc. There is a chrome ladder radiator and window to the rear.

### **EXTERNALLY**

To the front of the property there is a block paved driveway providing off street parking for several cars and a lawned garden with planted borders, brick wall and fence to the boundary.

the rear garden has been landscaped, completed in 2014, with a raised decked terrace with wrought iron railings opening from the kitchen/breakfast room. The garden is predominately lawned with a paved terraced seating area to the corner, timber storage shed, water supply and a newly constructed brick wall to the boundary at the bottom of the garden with a gate giving access to the old cricket ground.

### **SERVICES**

The property has mains electricity, gas, water and drainage and gas central heating.

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Tax Band A

### **ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 6/8/14

Ref: PW RAJ SY/V2



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