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**4 Blakelaw Road**  
Alnwick, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £179,950



# 4 Blakelaw Road, Alnwick

## Northumberland NE66 1AZ

### SITUATION AND DESCRIPTION

A well presented three bedroom semi-detached house, situated on an elevated site on Blakelaw Road with excellent views over Alnwick town, a driveway and single garage, and gardens to the front and rear. The property is well placed for easy access to the town centre, with its wide variety of shops, cafes and restaurants, as well as local schooling for all ages.

The accommodation briefly comprises: hallway, sitting room, dining room, kitchen, three first floor bedrooms, family bathroom/wc, garage with utility area, driveway, and 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:

### ENTRANCE HALLWAY

12'9 x 6'1 (3.89m x 1.85m)

The entrance hallway has stairs leading to the first floor with an under stairs storage cupboard, radiator, telephone point and doors leading to the sitting room and kitchen.

### SITTING ROOM

14'8 x 11'7 (4.47m x 3.53m)

A lovely sized sitting room, with a double glazed bay window to the front elevation giving elevated views over Alnwick, with a radiator, gas fire with a tiled hearth and an archway leading through to the dining room.



### DINING ROOM

10'9 x 11'1 (3.28m x 3.38m)

The dining room has double glazed French doors opening to the rear garden and patio, a radiator, and a door to the kitchen.

### KITCHEN

10'9 x 8'7 (3.28m x 2.62m)

The kitchen is fitted with a range of wall and base units, with contrasting work surfaces and splash back tiling incorporating a stainless steel sink and drainer, cooker point, space for fridge freezer and plumbing for a slim line dishwasher. The kitchen has a double glazed window to the rear and a door to the garage/utility.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

12'9 x 9'6 (3.89m x 2.90m)

This double bedroom has a double glazed window to the front elevation giving elevated views over Alnwick, built-in wardrobes to one wall with shelving and hanging and a radiator.



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### BEDROOM TWO

10'7 x 10'9 (3.23m x 3.28m) maximum inclusive of wardrobes  
A second double bedroom with a double glazed window overlooking the rear garden, radiator and built-in wardrobes to one wall.

### BEDROOM THREE

7' x 9'7 (2.13m x 2.92m)

A single bedroom, currently used as a study, with a double glazed window to the front elevation and a radiator.

### BATHROOM

9'2 x 7' (2.79m x 2.13m)

A generous sized family bathroom with a white bath with electric shower over, wash hand pedestal basin, close coupled wc, two double glazed UPVC windows to the rear, a built-in storage cupboard, radiator and inset spots to the ceiling.

### EXTERNALLY

To the front of the property there is a town garden, with a sloped driveway providing off-street parking, leading to the attached single garage.

To the rear there is a raised lawned garden, which enjoys a west facing aspect, with a timber fence to the boundary.

### GARAGE/UTILITY

9'8 x 17'1 (2.95m x 5.21m)

With timber double doors to the front, plumbing for a washing machine, a gas boiler to the wall, water tap and door leading to the rear garden.

### SERVICES

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

### TENURE

Freehold

### FLOOD RISK

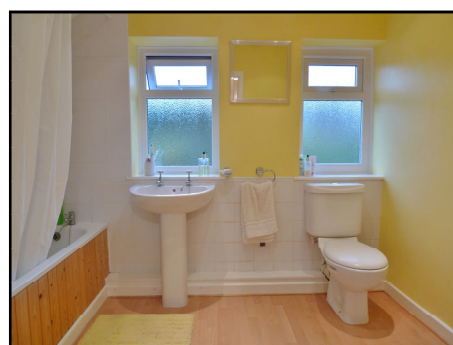
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

Grade: C



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