



- 3 Bed 3 Storey End Terraced House
- Lovely Village Location
- En Suite & Family Bathrooms
- Garage & Parking Space

- Easy Scope for 2 Further Beds
- 20' Lounge with French Door
- 32' Multifunction 2nd Fl Sitting Room

- Stone Built Circa 2005
- Well Fitted 20' Breakfasting Kitchen
- Delightful Patio Garden

This superbly appointed and presented 3 bedroomed end terraced house is stone built, with spacious accommodation set out over 3 floors. Easily converted to 5 bedrooms, this property is conveniently situated for village amenities and is a short walk from the both the castle and riverside. With gas heating and sealed unit double glazing, the Reception Hall has a polished wood floor and a Cloakroom/WC, with low level wc and washstand with circular washbasin. The 20' Lounge also has a polished wood floor and French door opening to the patio garden. The 20' Breakfasting Kitchen is beautifully fitted with a range of wall and base units, sink unit, granite work surfaces, split level Siemens oven, microwave, 5 ring induction hob with extractor over and integral fridge, freezer, dishwasher and auto washer, Karndean flooring and tower radiator. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the side and has built in wardrobes and an En Suite Shower/WC with wc with concealed cistern, vanity unit with wash basin, shower cubicle with mains shower unit and chrome towel warmer. Bedroom 2 has built in wardrobes and a cupboard housing the pressurised hot water system and is to the side., with Bedroom 3 also to the side. The family Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and free standing roll top bath with telephone style shower mixer and chrome towel warmer. To the Second Floor, there is a fabulous 'C' shaped multi-functional Sitting Room, with fitted wardrobes and lovely views, ideal as a family room, home office or conversion to a suite of additional bedrooms.

There is also a Garage with electric roller shutter door and additional allocated car parking space. The Patio Garden is South facing, with decking and paving and a collection of shrubs.

Warkworth is a historic village with easy access to Northumberland's coastline, An Area of Outstanding Natural Beauty.

Reception Hall

Cloakroom/WC 5'6 x 5'0 (1.68m x 1.52m)

Lounge 20'10 x 16'8 (6.35m x 5.08m)

Breakfasting Kitchen 20'10 x 12'4 (max) (6.35m x 3.76m (max))

First Floor Landing

Bedroom 1 12'6 x 16'6 (max into recess & back of 'robes) (3.81m x 5.03m (max into recess & back of 'robes))

En Suite Shower/WC 7'11 x 11'0 (max) (2.41m x 3.35m (max))

Bedroom 2 12'2 x 10'0 (3.71m x 3.05m)

Bedroom 3 10'6 x 9'0 (3.20m x 2.74m)

Bathroom/WC 10'4 x 8'2 (+dr recess) (3.15m x 2.49m (+dr recess))

Second Floor Landing

Sitting Room 32'6 x 21' (max) (9.91m x 6.40m (max))

Garage 17'2 x 8'0 (5.23m x 2.44m)





Energy Performance: Current C Potential B

Council Tax Band: E

Northumberland County Council: 0345 600 6400

Warkworth Primary School: 0.5 Miles

Coquet High School: 1.9 Miles

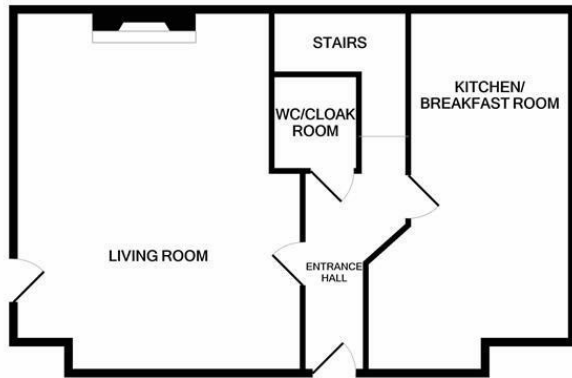
Alnmouth Railway Station: 3.8 Miles

Alnwick 7 Miles

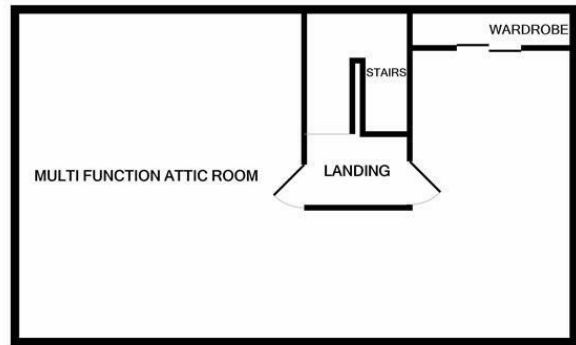
Morpeth: 15 Miles

Newcastle upon Tyne: 29 Miles

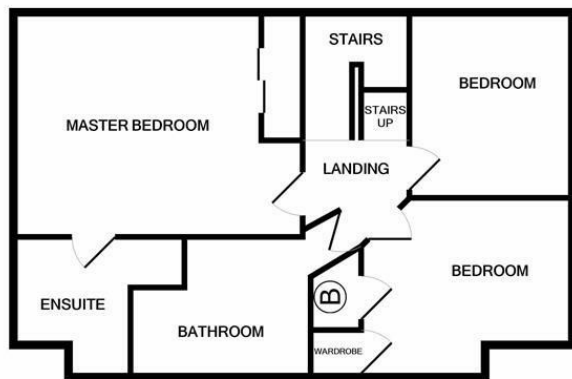
01661 829164



GROUND FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1907 SQ.FT. (177.2 SQ.M.)

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.
Made with Metropix ©2021



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.