



Clifton Terrace

Alnwick

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NOTE FOR
FINISHING
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THIS SIDE

Substantial mid terraced period property tucked away within the heart of Alnwick and providing generous family accommodation over three storeys. The property is situated within the Conservation Area and provides privacy and seclusion yet within easy access of amenities. The ground floor consists of entrance lobby and hall, sitting room with bay window and marble fireplace, family room with cast iron stove, dining room with Inglenook fireplace, kitchen, pantry, utility room and cloakroom/ w.c.. On the first floor the master bedroom also has bay window, there is a second double bedroom, single bedroom or study and family bathroom. On the second floor there are three further bedrooms and the property has gas fired central heating with some double glazing and some secondary glazing.

Guide Price £299,950

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Alnwick, Northumberland NE66 1XF

The house enjoys an attractive front lawned garden with patio seating area including mature trees and shrubs. To the rear of the house is an enclosed sheltered yard with rear pedestrian access. There is unrestricted parking on Upper Howick Street and Beaconsfield Terrace, and the house has pedestrian via a shared footpath. Alnwick has a wide range of commercial and professional facilities, choice of public houses, restaurants and wine bars and specialist retail outlets. There are modern leisure facilities and cinema/ theatre, in addition to the tourist attractions of Alnwick Castle and Gardens. The magnificent sandy beaches and golf courses at Alnmouth and further up and down the coast are within 5 miles. The main A1 road gives commuter connections north and south, and the east coast railway station at Alnmouth has direct links to Edinburgh, Newcastle and London. This is a generous family house with potential for use as bed and breakfast business and an internal inspection is highly recommended.

Solid door opening to :

LOBBY

With tiled floor and half glazed door to hall.

ENTRANCE HALL

With oak floor and access to all rooms. Stairs to first floor. Understairs storage cupboard.

CLOAKROOM

With w.c. and wash handbasin.

SITTING ROOM (front facing) 17' 8" (5.38m) x 14' 11" (4.55m) (max into bay)

A classic traditional room with bay window, ceiling cornice and picture rail. Marble fireplace with coal effect gas fire. T.V. point. Radiator. Telephone point.

FAMILY ROOM (front facing) 14' 10" (4.52m) x 10' 6" (3.2m)

Cast iron stove set in pitch pine fire surround. Wood flooring. Radiator.

DINING ROOM (rear facing) 13' 0" (3.96m) x 11' 10" (3.61m) (max into recess)

Stone Inglenook fireplace. Radiator. Picture rail.

KITCHEN (rear facing) 12' 1" (3.68m) x 9' 11" (3.02m)

Range of modern fitted units incorporating 1 ½ bowl stainless steel sink with mixer tap. Plumbing for dishwasher. Stone Inglenook. Slate flooring. Radiator. Door to outside and access to pantry. PVC double glazed window.

WALK IN PANTRY (rear facing) 8' 2" (2.49m) x 4' 1" (1.24m)

Storage shelving. Tiled floor. Gas boiler for central heating. PVC double glazed window.

UTILITY ROOM (rear facing) 10' 6" (3.2m) x 7' 3" (2.21m)

Stainless steel sink with cupboard under. Plumbing for washing machine and space for tumble dryer. PVC double glazed window.

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FIRST FLOOR

Main landing with rear facing window containing coloured lights.

BEDROOM ONE (front facing) 18' 5" (5.61m) x 17' 9" (5.41m) (max into bay)

An extremely spacious master bedroom enjoying excellent light and views across the adjacent field. Decorative ceiling rose. Fitted wardrobes. Radiator. Telephone point.

BEDROOM TWO (front facing) 10' 6" (3.2m) x 14' 6" (4.42m)

Radiator.

BEDROOM THREE (rear facing) 7' 3" (2.21m) x 7' 1" (2.16m)

BATHROOM (rear facing) 12' 11" (3.94m) x 10' 7" (3.23m)

Freestanding roll top bath. Separate shower, pedestal wash handbasin and w.c.. Radiator. Pine panelled ceiling.

SECOND FLOOR

Stairs to landing with rear facing window enjoying a good view towards the Capability Brown landscape. Eaves storage cupboard.

BEDROOM FOUR (front facing) 16' 2" (4.93m) x 16' 3" (4.95m) (max into dormer)

Radiator. Pedestal wash handbasin and eaves storage cupboard. PVC double glazed window.

BEDROOM FIVE/ STUDY (rear facing) 11' 7" (3.53m) x 8' 3" (2.51m) plus recess

Radiator. PVC double glazed window.

BEDROOM SIX (front and rear facing) 14' 11" (4.55m) x 12' 7" (3.84m)

Velux window and PVC double glazed window. Part sloping ceiling.

OUTSIDE

To the front of the property is a pleasant lawned garden with established shrubs, whilst to the rear there is an enclosed sheltered yard.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
102-91kWh A			82-91kWh A		
91-81kWh B			81-71kWh B		
81-69kWh C			71-61kWh C		
69-61kWh D			61-51kWh D		
61-54kWh E	52	53	51-41kWh E	48	48
54-48kWh F			41-31kWh F		
48-45kWh G			31-21kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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