



# 27 Fairfields

Alnwick



SANDERSON  
YOUNG





**27 Fairfields**  
**Alnwick, Northumberland, NE66 1BT**

Well presented, three bedroom semi detached house on the Fairfields modern development, with good reception space with the conversion of the former garage, enclosed private garden, two driveways with off street parking for 3-4 cars and useful garden store - NO UPWARD CHAIN

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**Price Guide:**

Guide Price £219,950

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Ground floor - Entrance hallway with stairs to the first floor | Open plan sitting/dining room with a window to the front, laminate wood flooring, good understairs storage and patio doors to the rear garden | Open plan kitchen fitted with a range of cream cabinets, a stainless steel sink and drainer, hob, oven and space for washing machine and fridge freezer | Superb versatile family room/snug, converted from the former single garage - cast iron wood burning stove and picture windows, with privacy glass, to the front and rear.

First floor - First floor landing | Double bedroom one to the front elevation with built in wardrobes | Bedroom two is a double bedroom to the rear overlooking the garden | Bedroom three is a single bedroom with elevated views to the front | Family bathroom with a bath with a mains shower over with rainfall head, WC, basin and window to the rear.

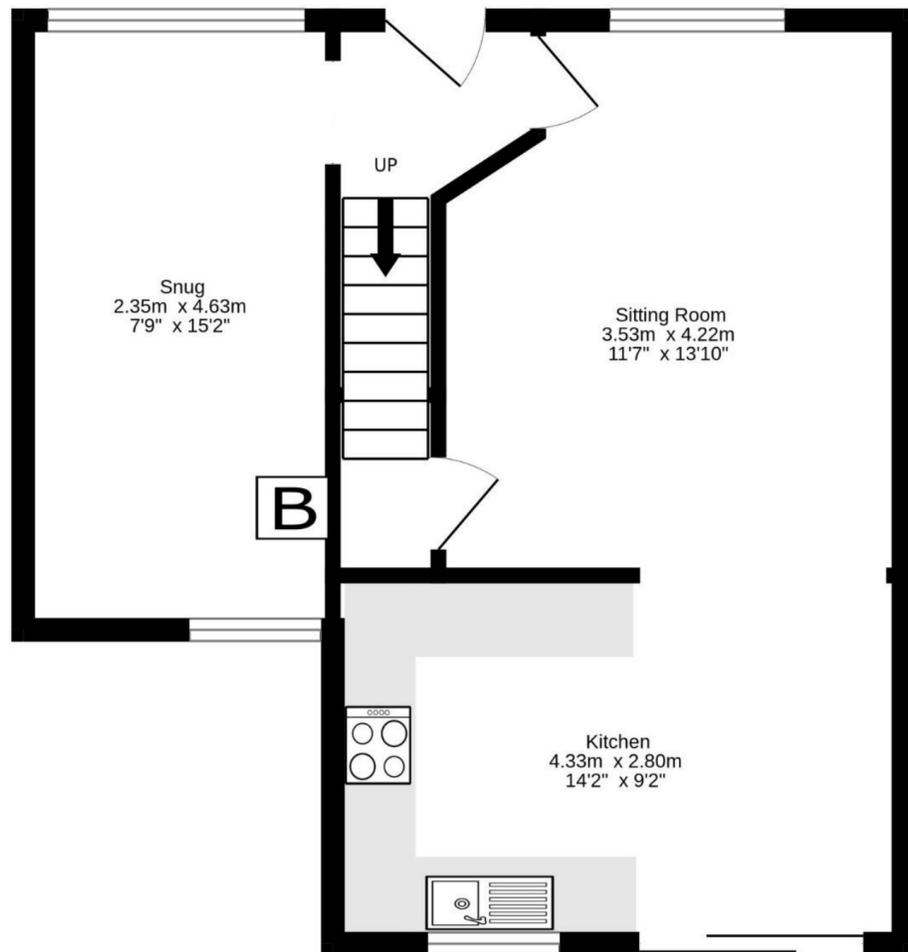


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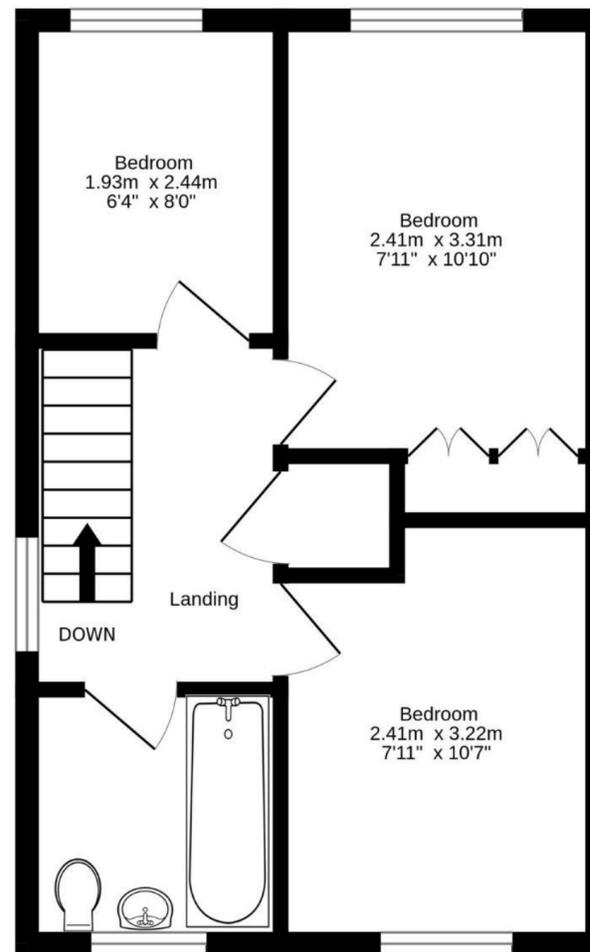




Ground Floor  
41.3 sq.m. (444 sq.ft.) approx.



1st Floor  
30.4 sq.m. (327 sq.ft.) approx.



Externally - There is a double width driveway to the front for two cars and to the rear, a small garden with a paved and gravelled patio terrace, side wood store and small lawned area with steps leading up to a rear gate. To the rear of the house is a second driveway with parking for 2-3 cars, which in turn leads to the useful garden store.

The modern development of Fairfields is ideally placed for easy access to a wide variety of local amenities, including shopping & leisure facilities, 'Willowburn Leisure' centre, schooling for all ages,, as well as the A1 for commuting to Newcastle and Morpeth to the south, and Berwick & Edinburgh to the north. The main line railway station at nearby Alnmouth has regular direct services to London Kings Cross, Edinburgh and Newcastle upon Tyne.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: C

TOTAL FLOOR AREA : 71.7 sq.m. (772 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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