



4 Aydon Crescent

Alnwick



SANDERSON
YOUNG





4 Aydon Crescent
Alnwick, Northumberland, NE66 1QZ

Lovely, two bedroom, extended semi detached house, with attractive landscaped gardens, shared driveway and single garage/store - great open aspect views to the rear and minutes walk from Barter Books & the town centre.

A superb extended, semi detached house on Aydon Crescent with open aspect views to the rear over the former railway line. The house has been further improved by the current owners in recent years with new hardwood flooring and carpets fitted, redecoration and the rear garden has been landscaped and planted with a number of apple trees, pear, damson & plum trees, as well as soft fruit bushes making a small orchard area.

Price Guide:

Guide Price £185,000

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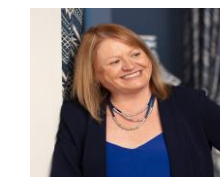




The house benefits from a shared driveway, with a garage used as a store, with double glazed windows throughout and gas central heating. The house has a lovely feel with excellent natural light from the large conservatory extension which runs the full width of the house, and has retained many 1930's original features, including internal doors and door furniture.

Ground floor - Hallway with understairs storage | Excellent living/dining room with sliding patio doors opening to the conservatory, feature fireplace and alcove bureau & shelving | Galley style kitchen fitted with a range of cabinets, double oven, induction hob and sink - an arch leads through to a laundry/utility area with space for a fridge/freezer and a washing machine | Fabulous full width conservatory opening to the garden.

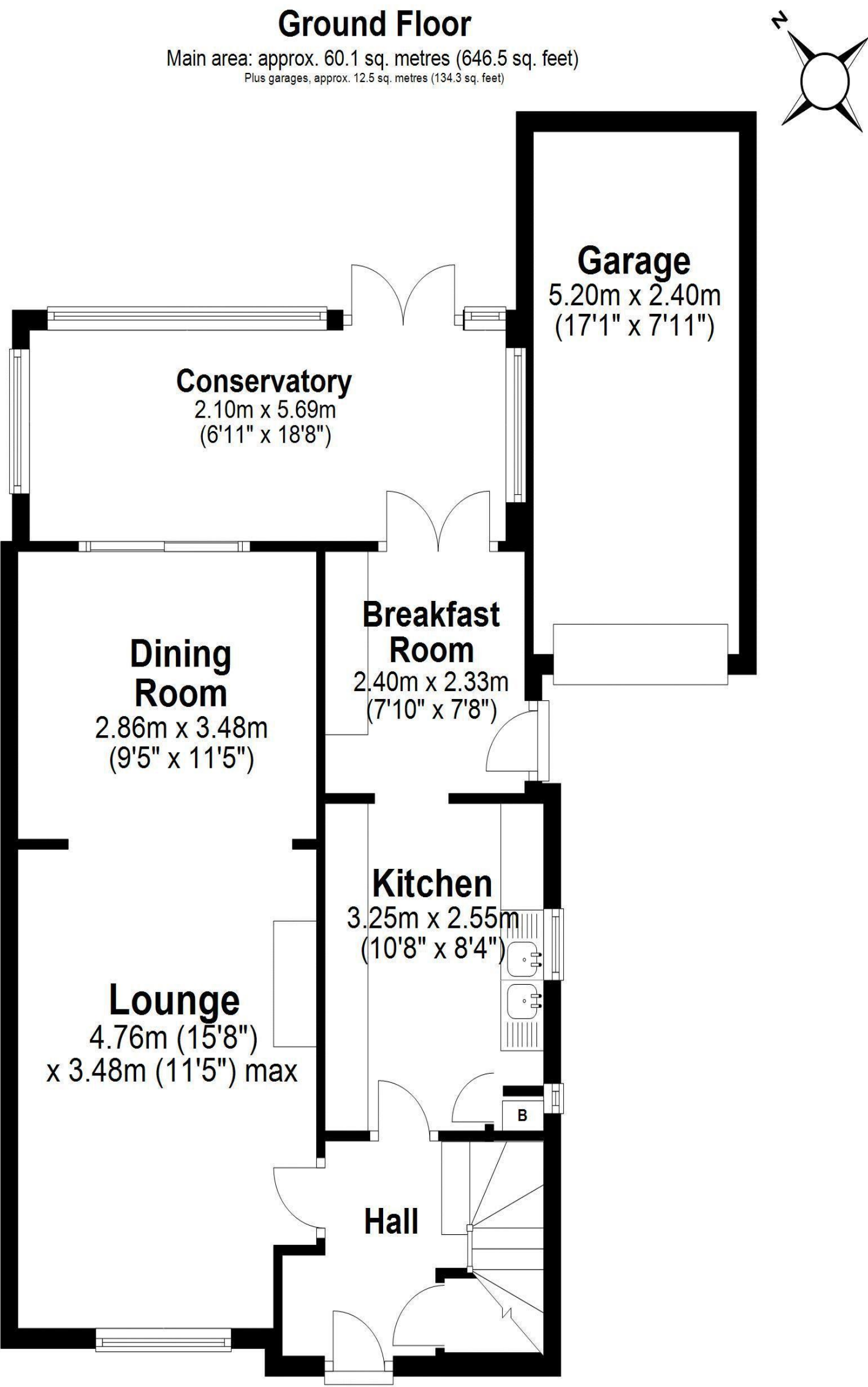
First floor - Large double bedroom with dual aspect windows | Second double bedroom with fitted wardrobes & overhead storage | Well appointed shower room/wc.



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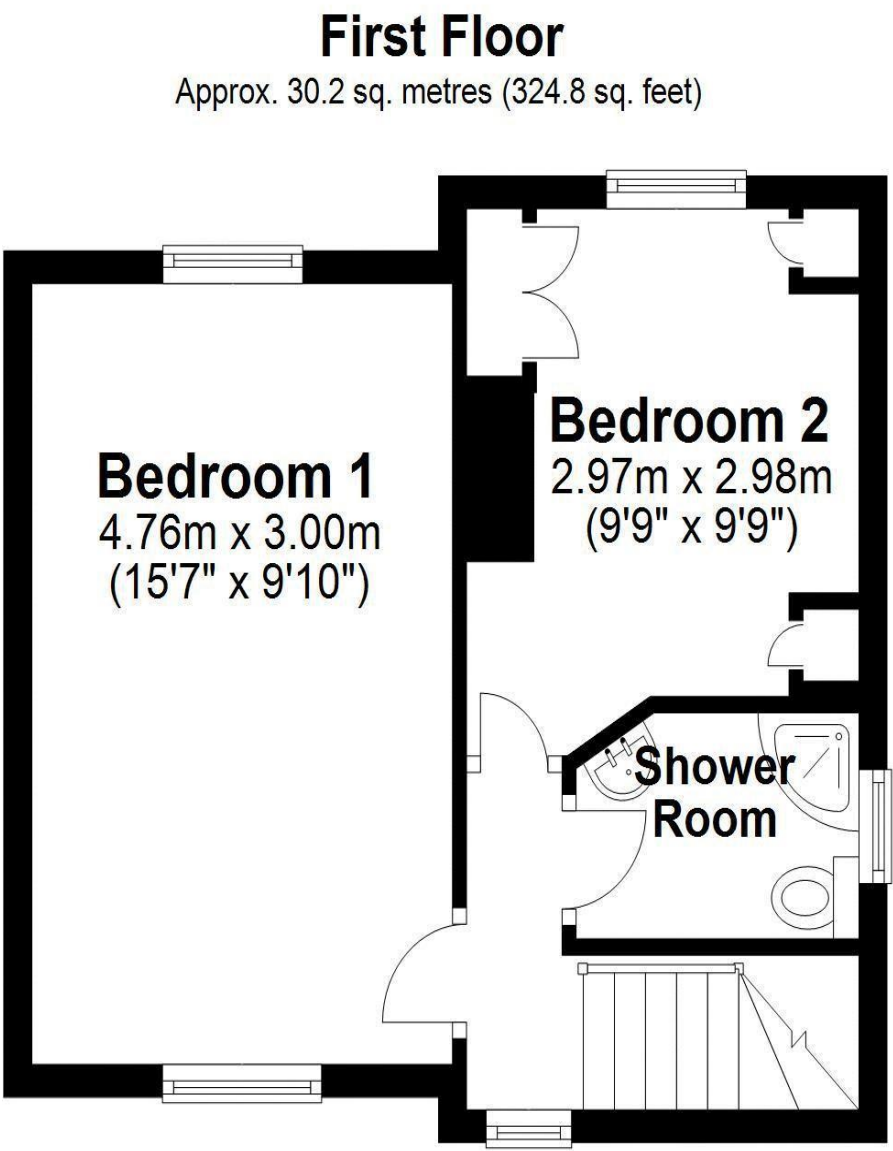




Main area: Approx. 90.2 sq. metres (971.3 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Aydon Crescent



Externally - the house has a front garden, and gated access to a shared driveway. The garage has an up and over door and is used as a store/shed, ideal for bicycles and garden tools. The rear garden has been landscaped with the planting of a number of fruit trees, the addition of a timber pergola with climbing plants, paved terrace and a central lawn area with mature planted beds to the boundary.

Agents Note - a portion of the rear garden is rented from Northumberland Estates for £80 per annum, in line with a number of other houses on Aydon Cresent.

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

