



18 Lesbury Road

Lesbury, Alnwick, NE66 3ND

Offers In The Region Of £325,000

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Located in the highly regarded village of Lesbury, this spacious three bedroom semi-detached house offers generous proportions, a high quality presentation and a lifestyle perfectly suited to modern family living. With the stunning Northumberland coast just a short drive away, you'll enjoy easy access to expansive sandy beaches, renowned coastal walks and some of the region's most picturesque scenery.

Beautifully presented throughout, the accommodation is arranged over two floors and comprising of a spacious lounge with a bay window, providing an inviting setting for both everyday relaxation and entertaining. A generous kitchen/dining area with modern shaker kitchen units with integrated appliances and ample space for a table in the dining area which has patio doors leading to the rear garden. Door from the kitchen into the useful utility room which also has a cloakroom. The property features three well proportioned bedrooms on the first floor, the main bedroom has a bay window to take advantage of the coastal views. Also on this level is a family bathroom with a white four-piece suite.

Decorated in tasteful neutral tones, the house is presented in excellent move-in condition, with the benefits of full double glazing and gas central heating.

Externally is a driveway leading to a carport, this provides ample 'off street' parking. Lawn garden at the front and the enclosed lawn garden at the rear provides the perfect setting for outdoor dining, family enjoyment or simply unwinding in the warmer months. The location combines village charm with convenient access to local amenities and transport links, Lesbury has a railway station making it very accessible to commute both north and south.

We would highly recommend viewing of this house, contact our Wooler office to arrange an appointment.



Entrance Hall

15'11 x 6' (4.85m x 1.83m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, a cloaks hanging area and two power points.

Lounge

14'3 x 13'7 (4.34m x 4.14m)

A well proportioned reception room with a bay window overlooking the front garden. Central heating radiator, six power points and a television point.

Kitchen/Dining Area

12'2 x 20'3 (3.71m x 6.17m)

A superb open plan kitchen/dining area with double patio doors giving access to the rear garden and a double window to the rear making the room bright and airy. Attractive green shaker wall and floor units with quartz worktop surfaces. One and half bowl stainless steel sink and drainer, an integrated fridge and dish washing machine. Built-in four ring ceramic hob with a cooker hood above and a double oven. Central heating radiator, recessed ceiling spotlights and ten power points.

Utility Room

14'2 x 6'5 (4.32m x 1.96m)

The utility room has a stainless steel sink with a cupboard and drawers below, plumbing for an automatic washing machine and a wall mounted central heating boiler. Partially glazed entrance door at the rear and front and a window facing the front. Central heating radiator and eight power points.

Cloakroom

5' x 3'4 (1.52m x 1.02m)

Fitted with a white suite which includes a toilet and a corner wash hand basin. Frosted window at the rear and a central heating radiator.

First Floor Landing

7'6 x 7'9 (2.29m x 2.36m)

Giving access to all the rooms on the first floor level and the loft, the landing has a window at the side and two power points.

Bathroom

7'2 x 7'9 (2.18m x 2.36m)

A spacious bathroom with a white four-piece suite which includes a toilet, a bath, a corner shower cubicle with an electric shower and a wash hand basin with a tilt mirror above. Frosted double window at the rear and a heated towel rail.

Bedroom 2

11'4 x 12' (3.45m x 3.66m)

A generous double bedroom with a triple window at the rear overlooking the garden. Central heating radiator and a built-in airing cupboard housing the hot water tank. Six power points.

Bedroom 1

14'3 x 12' (4.34m x 3.66m)

A generous double bedroom with a bay window at the front with a sea view, a central heating radiator and six power points.

Bedroom 3

8'1 x 7'9 (2.46m x 2.36m)

A good sized single bedroom with a double window at the front, a central heating radiator and four power points.

Gardens

Block paved driveway giving access to the carport and offering ample 'off street' parking for a number of vehicles.

The garden at the front has a lawn with flowerbed surrounds.

A generous enclosed rear garden with lawns, shrubberies, a summer house and a paved sitting area.

General Information

Full double glazing.



Full gas central heating.

All mains services are connected.

Council tax band - C

All fitted floor coverings are included in the sale.

Tenure - Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.





GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) 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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