

BRUNTON

RESIDENTIAL



ALSTON, CA9

Price Guide £250,000

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This is an excellent three bedroom mid terrace located in Alston, a traditional and characterful market town offering a good range of everyday amenities. The town has a Co-op, Spar, post office, butcher, baker, pharmacy, hardware shop, cafés, pubs and a selection of independent shops, along with a GP surgery and library. Despite its rural setting, Alston is largely self-sufficient for day to-day needs and has a strong community feel.

For schooling, Alston Primary School serves children up to age 11, with Samuel King's School providing secondary education. Further education options are available in nearby towns.

Surrounded by the North Pennines Area of Outstanding Natural Beauty, Alston is particularly appealing to those looking for village amenities combined with easy access to countryside and outdoor pursuits

The property has no chain.

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The internal accommodation comprises a newly refurbished porch which opens into a spacious lounge and dining room. This generous reception space features a newly installed inglenook fireplace with a stove, together with fitted shelving and cupboards, forming an attractive focal point to the room.

From the lounge, access is provided to the fitted kitchen located to the rear of the property. The kitchen is equipped with a range of base and wall-mounted cabinetry, additional shelving and space for appliances, offering a practical and well-organised cooking area. There is also useful under-stairs storage. To the rear of the property is a pleasant garden room overlooking the rear garden.

To the first floor are two bedrooms and a family bathroom fitted with a bath, a newly installed walk-in shower, WC and wash basin, with the boiler conveniently located within this room. The first bedroom is generously sized and comfortably accommodates a double bed, and also features a cast iron fireplace and a window seat. The second bedroom can also accommodate a double bed and benefits from a window seat and an additional storage cupboard.

The second floor is dedicated to an impressive principal bedroom suite, which benefits from an en-suite shower room and a separate walk-in dressing room. This space could also be utilised as a home office if required. Additional insulation has been installed throughout the property, improving comfort and energy efficiency.

Externally, the property benefits from two garden areas to the front, including an allotment-style garden with raised beds and a courtyard gravelled garden planted with a variety of shrubs and seating areas. To the rear is a private enclosed garden featuring a stone shed and sections of newly installed fencing, creating a peaceful and well-maintained outdoor retreat.



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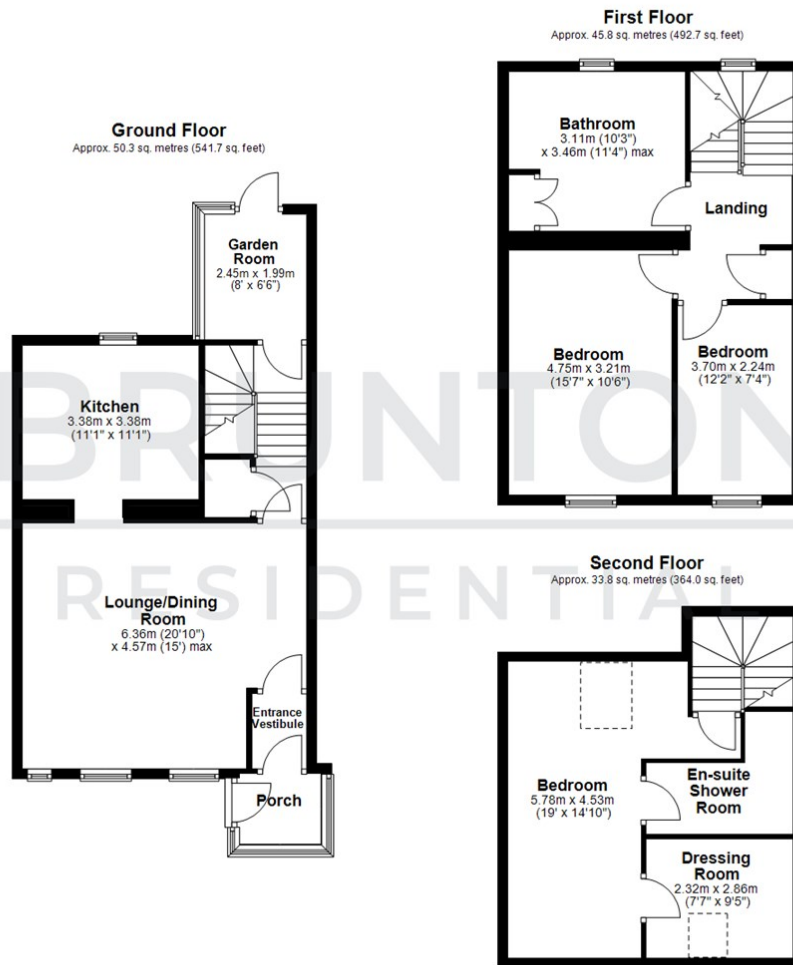
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TENURE : Freehold

LOCAL AUTHORITY : Eden

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 129.9 sq. metres (1398.4 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	