

# 2 GROVE COTTAGES, ALSTON



## **TO BE SOLD BY AUCTION**

At The Cumberland Inn, Alston

On 6th October 2018 at 11am

A semi-detached 2 bedroom cottage on the outskirts of Alston, part renovated, and within walking distance of Alston town centre and amenities. Buyers Premium 7.5%

**Guide Price: £55,000**

## **2 Grove Cottages, Alston**

A semi-detached 2 bedroom cottage in Alston, ideal for cash buyer whether first time purchasers, to let investors, or a holiday cottage, part renovated and within walking distance of the town centre and amenities.



### **Ground Floor**

Double glazed UPVC door leading to hallway with stairs to first floor and stone archway through to:



### **Living Room 13' (3.97m x 3.51m) 13'9"**

Exposed stone walls, double glazed window to front aspect, large under stair space, stones steps leading down to the kitchen.



### **Kitchen 10' (3.06m x 3.51m) 11'5"**

A nice size room with UPVC window to rear aspect and wooden back door leading to rear porch and access to solid stone outhouse. Damp course has been done on ground floor. New Joists in kitchen ceiling. Re-wired.



## **Stairs leading to First Floor**

Steps up to:

### **Bedroom 1**

This space will accommodate a large double room once completed double glazed window with front aspect and unspoilt views over open countryside.



Steps down to:

### **Bathroom**

Space for 3 piece suite and window to rear aspect. Rewired. New framed walls and insulated. Re-wired.



### **Bedroom 2**

Having full height exposed beamed ceiling and window to rear aspect. New framed walls and insulated. Re-wired.



## **Outside**

To the front is a small cottage garden and from the back door there is a small porch leading across a rear yard with access to outhouse which is currently used for storage.



## **Services**

- Mains Electricity
- Mains Water & Drainage
- Council Tax Band A

## **Energy efficiency rating**

**TBC**

## **Tenure**

We are advised by the vendor that the tenure is Freehold.

## **Local Information**

The schools at Alston provide education from the ages of 5-16 years. The town also provides banking services, a dentist, a cottage hospital, doctor's surgery and fire station. There are also an abundance of local shops in Alston providing for most everyday needs.

## **Directions**

From the Alston office go up the hill and follow the road for approximately half a mile, the property is on the left hand side opposite the old Alston Primary School.

## **Viewing**

**Strictly by prior appointment with the sole agent, PENNINE WAYS LTD. To arrange an appointment, please ring:**

**Alston 01434 381808 or Haltwhistle 01434 322277**

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