

# Albert Street, Amble, Morpeth, Northumberland

Offers Over £135,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed stone terraced property featuring a low maintenance front garden and enclosed rear yard, uPVC windows and doors, gas central heating and all the other usual mains connections. This property retains many original features and the woodwork throughout is of note.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

Entry is via the front door into an internal hallway with a wide staircase

ascending to the first floor and one main door leading into the lounge. Useful storage is available in a cupboard beneath the stairs.

Spacious, light and bright, the lounge is an inviting room with an electric feature fireplace, with a wood surround and a tiled hearth, forming an attractive focal point. To either side there is low-level storage which is ideal for displaying ornaments or photographs. A large window, with a panelled wood surround, overlooks the front of the property and a further charming internal window allows light from the hallway to enter. The lovely high ceilings add to the sense of space and an exposed stone wall presents another pleasing feature.

Located to the rear of the property, the kitchen, with coombed ceiling, offers a good number of wall and base units with a light-coloured wood door complemented by a stone-effect laminate work surface. There is a bowl and a half stainless steel sink, space for a four-burner gas hob beneath a chimney-style extractor fan and space for an under-bench oven. There is space for a free-standing fridge-freezer and space and plumbing for a washing machine and space for a tumble dryer. A window to the side allows natural light with additional spotlights adding to the brightness.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom. The landing is illuminated beautifully by a large window with an attractive wooden frame adding charm and character. Loft storage is available.

The primary bedroom is a large double room capturing views to the front of the property. Light and bright, this room offers storage space within the alcove area to the left of the chimney breast and the lovely high ceilings create a sense of airiness.

Bedroom 2 is an L-shaped single room also overlooking the front of the property. The coombed ceiling and original wooden floorboards add appeal.

The family bathroom, with vinyl flooring, comprises a bath with an electric shower over, a white close-coupled toilet with a push button behind and a pedestal wash hand basin on top of a vanity unit. The space has been creatively and uniquely tiled with small sections of Gaudi-style trencadis enhancing the existing full and half-height tiling. The Main boiler is housed in a cupboard in the bathroom for ease of access and natural light enters via a frosted window to the rear of the property.

Tenure - Freehold.

Council Tax - Band A £1661.01.

EPC: Band D.

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are



approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Stone terrace
- Light and spacious
- Walk to shops
- Walk to restaurants
- Sought after location
- Gas central heating
- Front garden
- Rear courtyard
- Walk to the beach

## Contact Us

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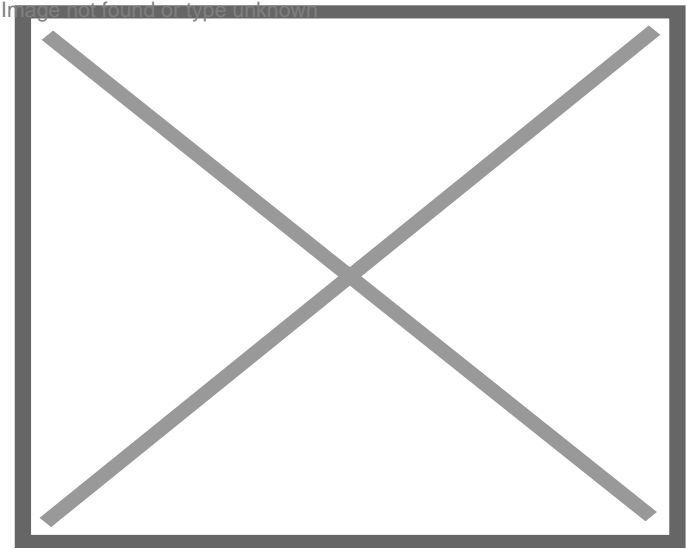
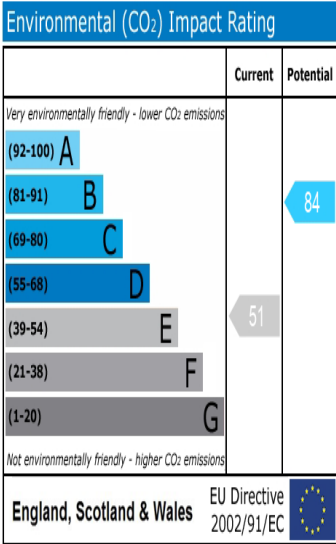
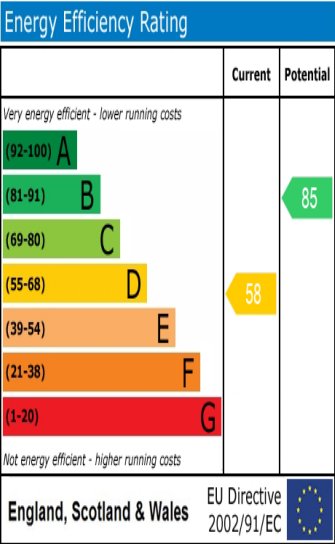




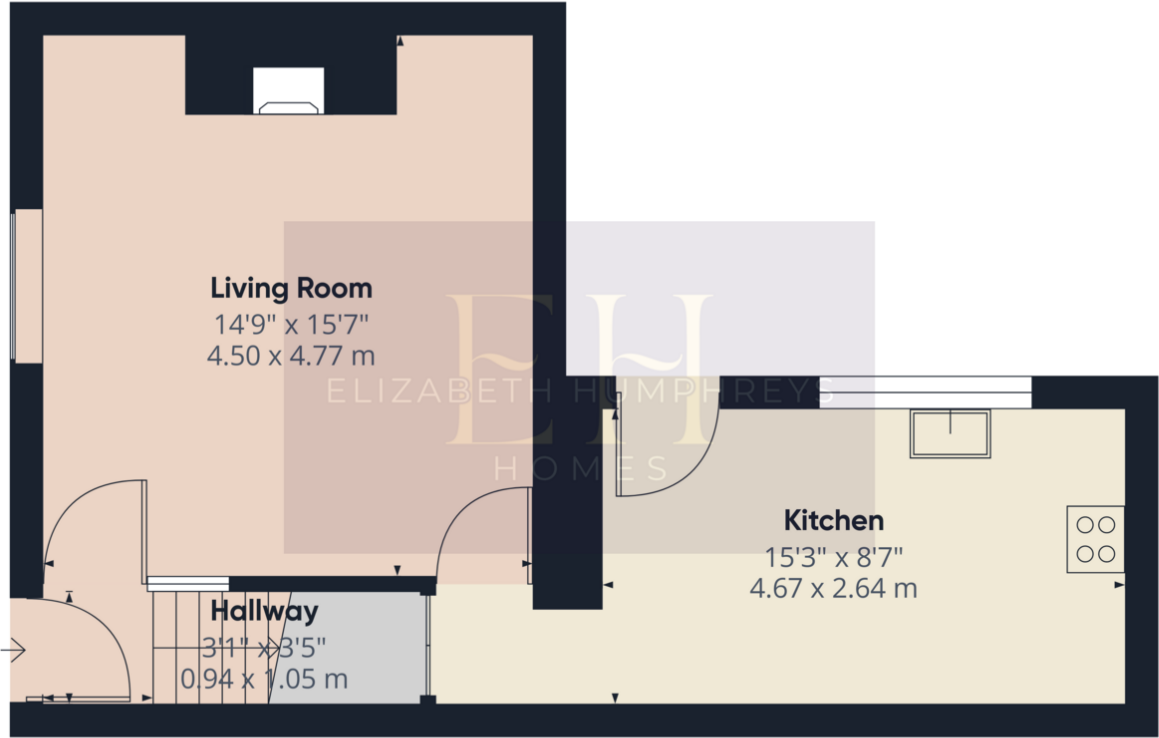












Approximate total area<sup>®</sup>  
409.68 ft<sup>2</sup>  
38.06 m<sup>2</sup>

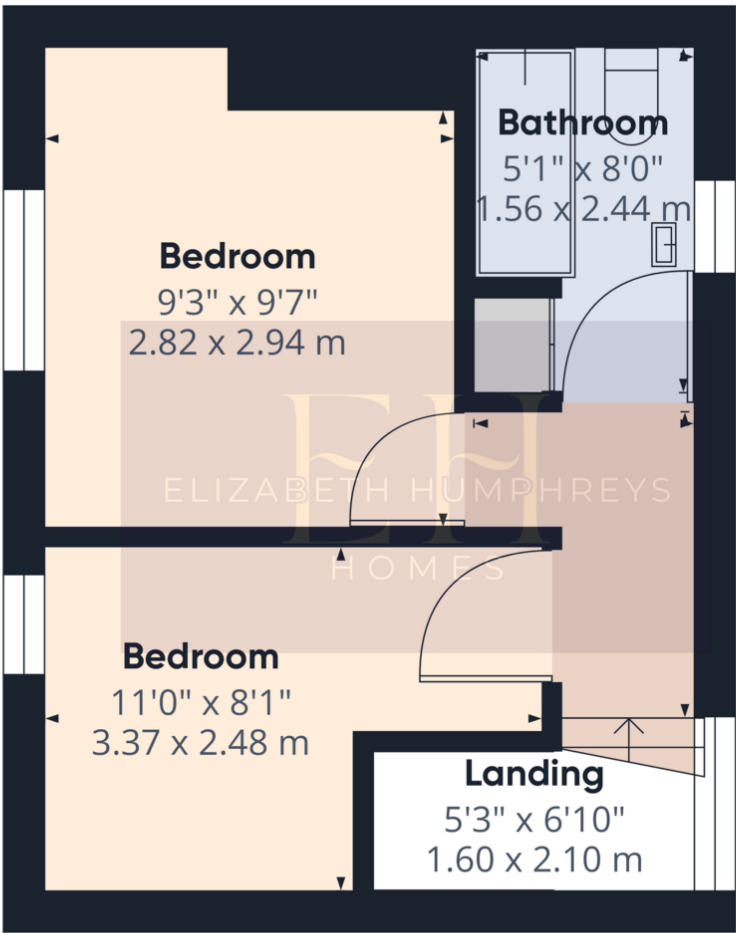
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Approximate total area<sup>®</sup>  
242.51 ft<sup>2</sup>  
22.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1