

# Bamburgh Close, Amble, Morpeth, Northumberland

Offers Over £155,000



## Full Description

A beautifully presented family friendly home offering stylish light and bright living located in a sought-after residential area of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this charming end of terrace 3 storey town house benefitting from parking to the front for two cars, uPVC windows and composite doors, a great sized rear garden, gas central heating and all the other usual mains connections. This property is being sold with no chain and is ready and waiting to welcome its new owners.

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 which opens into an internal hallway with stairs ascending to the first floor and one main door which leads to the open plan kitchen-dining-living space. The décor is neutral throughout allowing the easy addition of accent colour should you so wish. This is a wonderfully welcoming and comfortable family home.

The kitchen offers a good number of wall and base units with a cream-coloured door complemented by an attractive wood look work surface with a matching upstand. There is a four-burner gas hob beneath a chimney style extractor fan, an under bench electric oven, a bowl and a half stainless steel sink, space and plumbing for a washing machine and space for a free-standing fridge freezer. The boiler is housed in a wall unit for ease of access. A window overlooks the front of the property and a pair of French doors open to the rear garden and there is a breakfast bar area which offers further seating and bench space. There is a useful storage recess or space to house a furry friend beneath the stairs which is easily accessible.

The kitchen area flows freely into the living room which has been fitted with a new sumptuous light-coloured carpet. This is an inviting space in which you can relax with family and friends before the French doors which provide uninterrupted views over the rear garden towards a green and leafy vista beyond. A door opens into the ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a wall hung half pedestal wash hand basin with a splash back tile behind and a close coupled toilet with a push button.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom.

Bedroom 1 is a light and bright double room with a window taking advantage of views over the rear garden. There are plenty of storage options available.

Bedroom 2 is a single room with two windows to the rear allowing a wealth of natural light to circulate. This could be ideally utilised as a home office as the view is a pleasant one which can be enjoyed whilst working from home.

The family bathroom comprises a close coupled toilet with a push button, a pedestal wash hand basin and a large white bath with a separate shower over behind a glass screen. The space is finished with attractive tiling with a feature tile within the shower area.

Stairs continue to the second floor where the landing opens to the principal bedroom and a beneficial storage cupboard. This is a superbly restful room as it is slightly further removed from the main hub of the home offering a peaceful retreat. The bedroom is a spacious super king-sized room with a semi-vaulted ceiling and loft access available. Three Velux windows allow a tremendous amount of natural light to enter. The space above the head of the stairs offers various storage options or would make an ideal dressing table.

The property continues to impress with its outside space where the

combination of paving, gravel and Astroturf is attractive and offers a variety of seating spaces. There is an area to the foot of the garden which could be planted with bushes and brightly coloured plants or vegetables depending on your wishes. This is a lovely private and secluded rear garden.

Tenure: Leasehold  
Council Tax Band: A £1661.01  
EPC: C

**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

- No Chain Floorplan coming soon
- Owner buying the Freehold so the home will be sold Freehold on completion
- New carpet to lounge
- Lovely larger garden west facing
- Two parking spaces
- Lovely and light
- Ready to walk into
- Walk to the beach
- Walk to shops and town centre

## Contact Us

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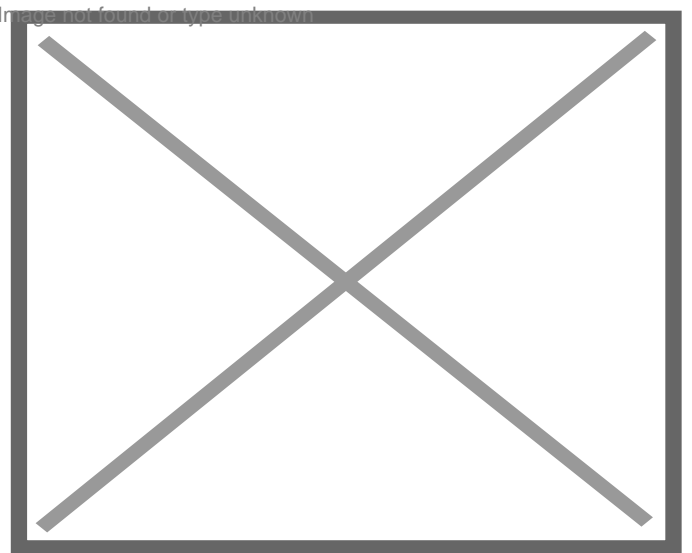






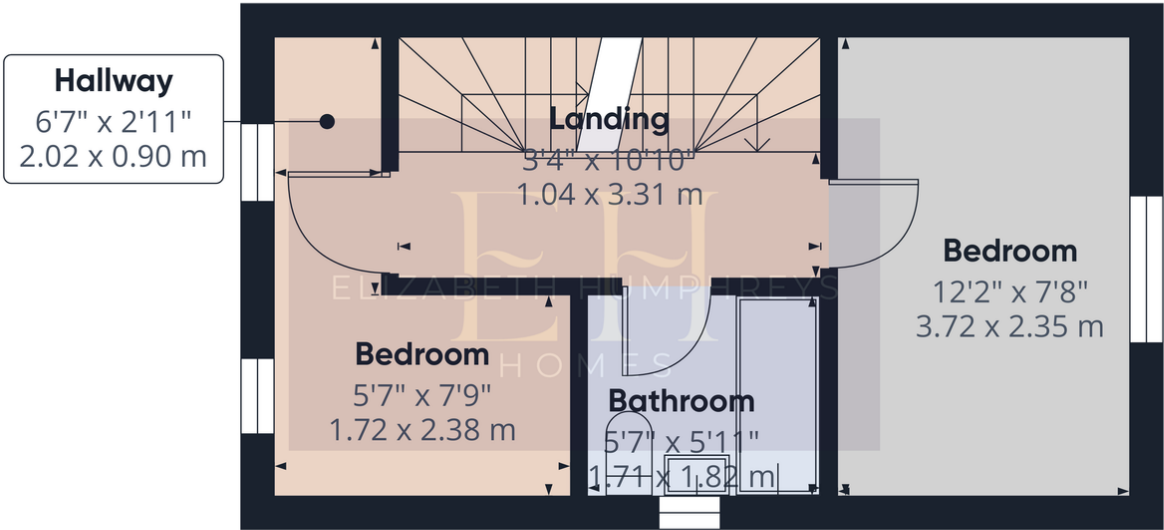
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC









Approximate total area<sup>m</sup>  
230 ft<sup>2</sup>  
21.3 m<sup>2</sup>

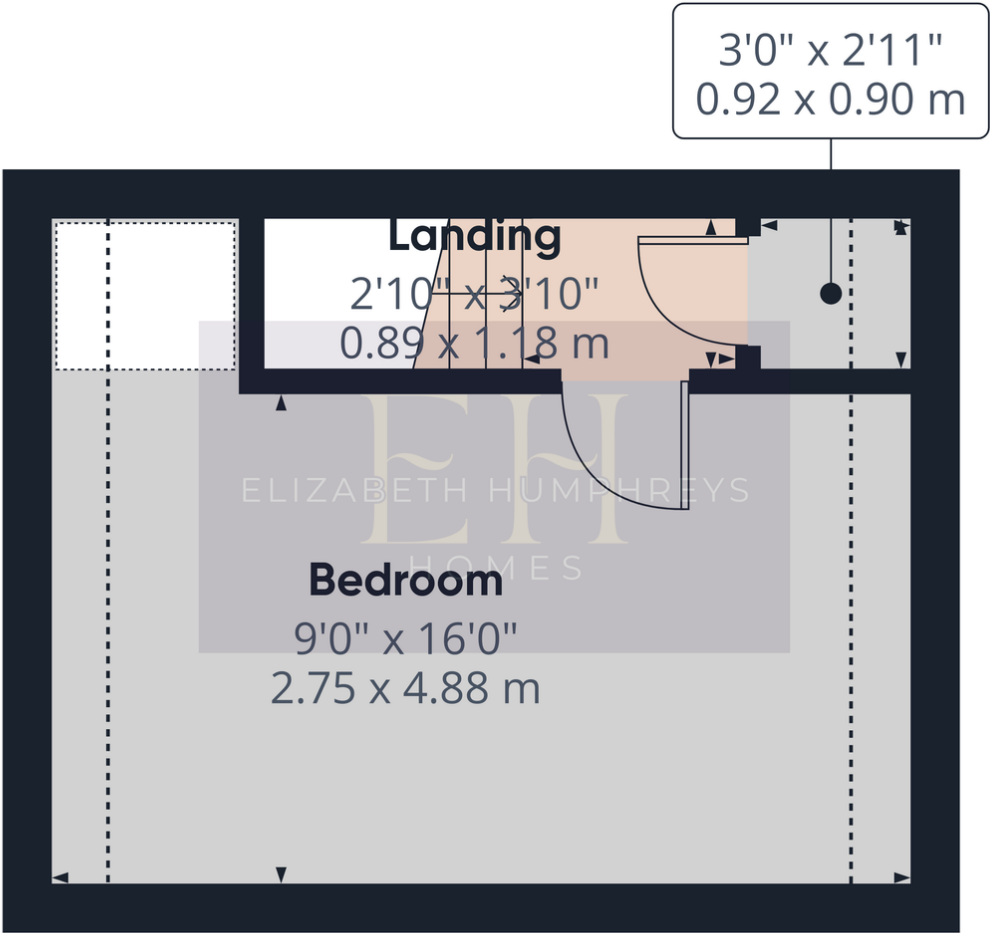
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



3'0" x 2'11"  
0.92 x 0.90 m

Approximate total area<sup>m</sup>  
165 ft<sup>2</sup>  
15.3 m<sup>2</sup>

Reduced headroom  
22 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2