

# Bay View, Amble, Morpeth, Northumberland

£300,000



## Full Description

A hugely desirable property brimming with potential and boasting wonderful sea views from many of the principal living spaces. Elizabeth Humphreys Homes are proud to welcome to the market this lovely semi-detached 3 double bed roomed home in the popular fishing port of Amble. In need of some modernisation, this spacious home features driveway parking leading to a large garage, an attractive lawned front garden, a low maintenance rear garden, gas central heating, uPVC windows and all the other usual mains connections. This property is sold with no chain and is your opportunity to create your dream coastal retreat and become immersed in this beautiful area.

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.

Light and bright, the internal hallway, with stairs leading to the first floor and various doors leading off, offers a warm welcome. A large storage cupboard is available beneath the stairs which is beneficial.

With a view to the front and an attractive gas feature fireplace, the lounge is an inviting and spacious room in which you can enjoy spending time with family and friends.

The second reception room, currently used as a dining room, is another spacious and pleasant room. The sense of openness is immediately evident as the view from the window captures the rear garden and the sea beyond including snippets of Coquet Island. The wall between this room and the lounge could be removed, if you so wished, creating a superbly large light and bright open plan living space.

The kitchen captures a wonderful coastal vista in addition to views over the park towards Coquet Island. The kitchen offers a good number of wall and base units with a wood door complemented by a neutral work surface and full height tiling to the walls. There is an eye level oven and grill, a four-burner electric hob beneath a built-in extractor fan and a single bowl white sink. The kitchen features a pantry cupboard which is part of the space beneath the stairs. A door leads from the kitchen into the sizeable garage which is a useful point of entry. Within the garage, there is a utility area which includes a room housing a white toilet and a uPVC window to the rear. In addition, there is a Belfast sink, plumbing and space for a washing machine and space for a tumble dryer and the gas boiler is housed here for ease of access. The garage provides access via a wooden door to the rear garden and a uPVC door to the front of the property. The footprint of the garage is long and therefore could easily be divided to create a specific utility room at the rear in addition to maintaining ample space for parking to the front.

Taking the stairs to the first floor, the landing opens out to three bedrooms and the family bathroom. Loft access is available. The views from this first floor are stunning and the bedrooms are all light and bright with a calm and peaceful ambience.

The primary bedroom is a good sized double and overlooks the front of the property capturing views towards the bay. The wood floorboards are in fabulous condition and are a wonderful feature. There are built in cupboards offering excellent storage.

Bedroom 2 is another good-sized double taking advantage of the view over the park area then beyond to the sea and Coquet Island. Again, the stripped wood floorboards have been well maintained and are an attractive aspect.

Bedroom 3 is a further spacious double. Two high level dormer windows, within the shaped ceiling, overlooking the staithes and the sea beyond adding charm and character to this space which offers useful eaves storage.



The family bathroom comprises a grey suite complemented by seaside blue wall tiles. There is an electric shower over the bath behind a glass bi-fold screen, an extractor fan, a hand wash basin and a close coupled toilet with a handle.

The rear garden is impressive size and could incorporate a summer house, garden room or a greenhouse and still leave plenty of space which could be lawned or form a sitting area for al fresco dining: the possibilities are endless for you to create your own dream garden within this stunning coastal property boasting glorious sea views.

**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
- Garage
- Garden
- Driveway parking
- Wonderful sea views
- Light and spacious
- Three double bedrooms
- Walk to the centre of Amble easily
- Cross the lane to walk on the beach

## Contact Us

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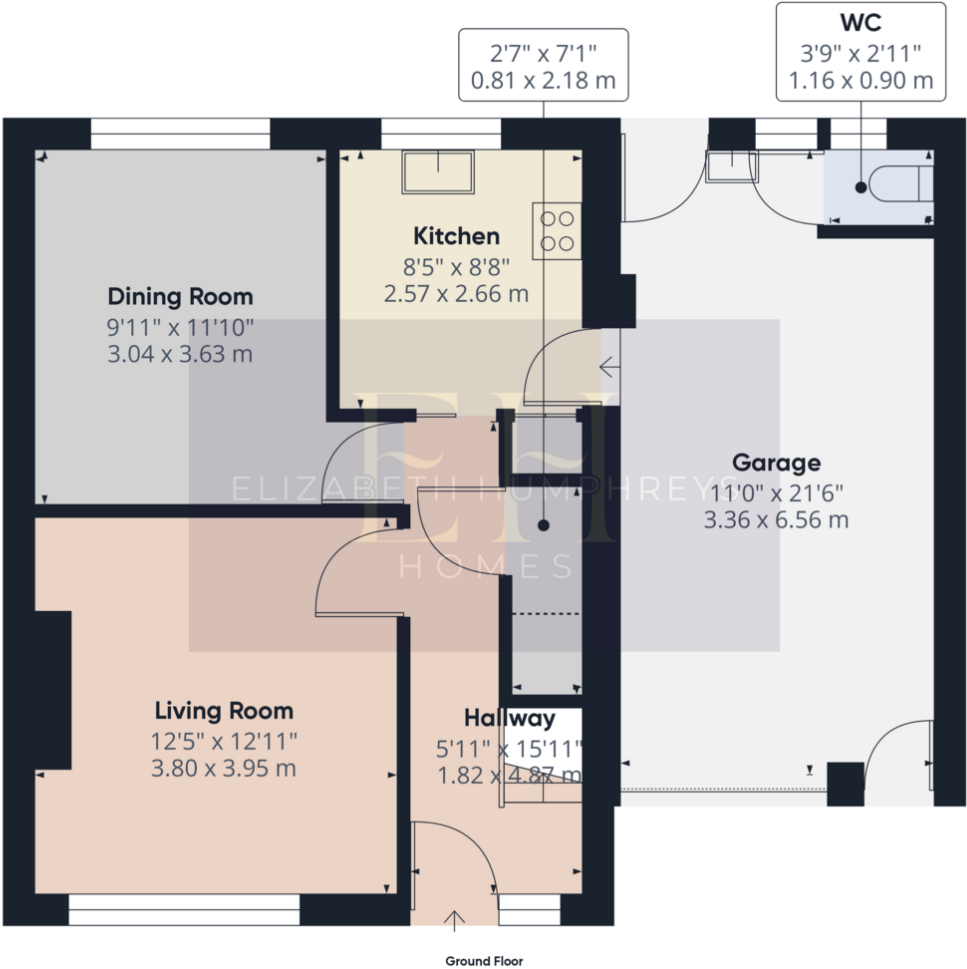
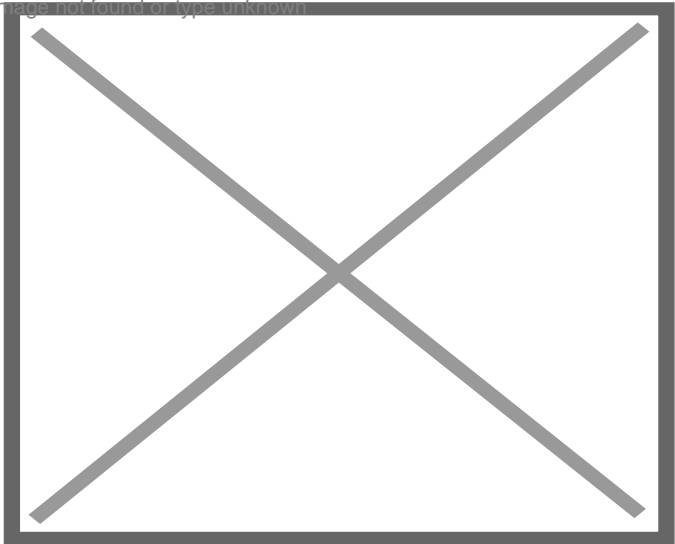




| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         |                         |
| (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, 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  |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (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 |

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**Approximate total area<sup>(1)</sup>**  
684.26 ft<sup>2</sup>  
63.57 m<sup>2</sup>

**Reduced headroom**  
6.89 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

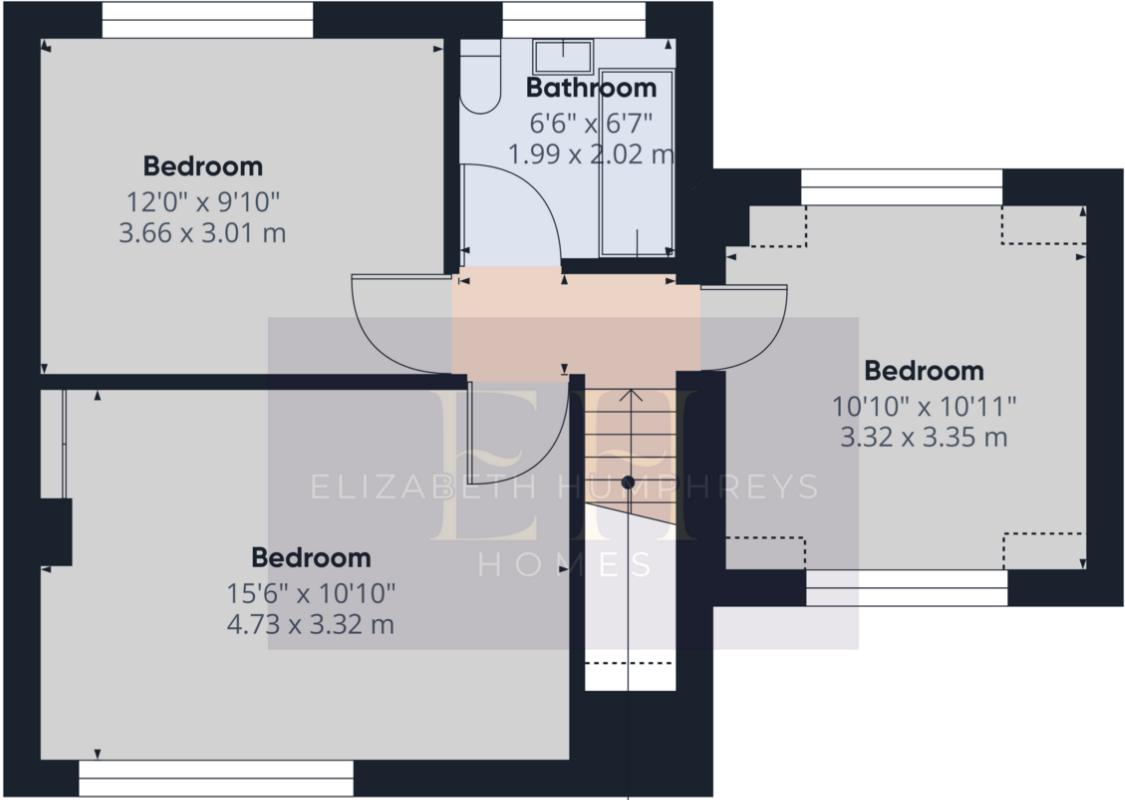
Reduced headroom  
Below 5 ft/1.5 m

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.

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**Landing**  
6'6" x 2'10"  
2.00 x 0.87 m

Floor 1

**Approximate total area<sup>(1)</sup>**

472.43 ft<sup>2</sup>  
43.89 m<sup>2</sup>

**Reduced headroom**

12.27 ft<sup>2</sup>  
1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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