

# Bede Street, Amble, Morpeth, Northumberland

£180,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous mid-terrace stone-built 3 bedroomed property located in the Northumberland village of Amble. This family home is incredibly well presented and benefits from parking at the rear, uPVC windows and doors, brand new LVT flooring throughout the downstairs, gas central heating and all the other usual mains connections. Both the kitchen and the bathroom have been recently updated, meaning that this attractive and comfortable property, located within walking distance of local amenities and the beautiful Northumberland coastline.

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 lovely wide staircase leading to the first floor. The space beneath the stairs offers excellent storage potential. The LVT flooring creates a sleek look and is complemented by the dado rail and good height of ceiling, creating an impressive entrance.

The first solid wood door leads to the spacious living room. The large window to the front allows a wealth of natural light to circulate. The original picture rail is a wonderful feature as is the fire surround which incorporates an electric fire.

From the hallway an opening leads to the sizeable kitchen/diner, which has been recently renewed. The kitchen end features a good number of crisp white wall and base units complemented by a white and grey marble effect worktop and matching upstand. The kitchen features an electric under bench oven, a four burner gas hob with an extractor fan above and a glass splashback behind, and a single bowl stainless steel sink. In addition, there is plumbing and space for a washing machine, whilst the gas boiler is housed in a cupboard in the kitchen for ease of access. Natural light enters via a large window overlooking the rear parking area and a uPVC door provides access to the rear of the property. The dining end of the space accommodates a dining table and accompanying chairs comfortably in addition to a free standing fridge freezer.

Taking the stairs to the first floor, which incorporate glass blocks which allow for further light to enter, the landing opens out to three bedrooms and the family bathroom all with attractive solid wood doors.

The master bedroom is a good size double incorporating an original built in cupboard with stripped wood doors. A window overlooks the front allowing plenty of natural light to enter. The good height of ceiling adds to the space of this beautifully light and bright room.

Bedroom 2 is another good sized double showcasing the lovely glass blocks heading back to the stairwell allowing for further light to enter in addition to that flooding in from the window to the rear. A fabulously light and bright space.

Bedroom 3 is a large single with a window to the front of the property. Another comfortable, light and bright room.

The recently renovated family bathroom overlooks the rear and comprises a contemporary white WC with a push button, a contemporary pedestal wash hand basin, a white bath with black-finished shower over behind a glass shower curtain, a black heated towel rail and an extractor fan. The room is fully wet-walled in marble-effect finish and grey LVT flooring the floor creating a crisp and fresh feel.

Externally, the rear yard is a good size and a wonderful place in which to sit and enjoy outside dining or to relax and appreciate the sea air during those warm summer months. The private parking space, an excellent asset, is easily accessed from this point.

Tenure: Freehold  
EPC: D  
Council Tax Band: A £1743.60

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

#### 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

- Coastal location
- Light and spacious
- Holiday let potential
- Kitchen diner
- Off-street parking
- Walk to the coast
- Walk to buses
- Walk to shops
- Walk to restaurants

## Contact Us

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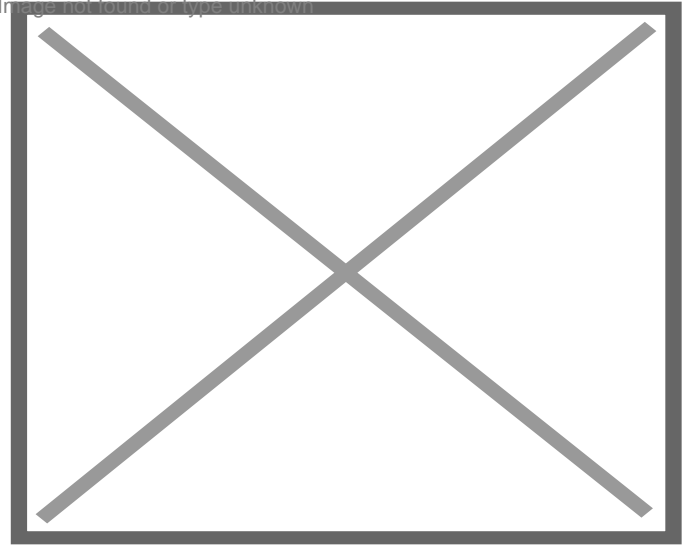


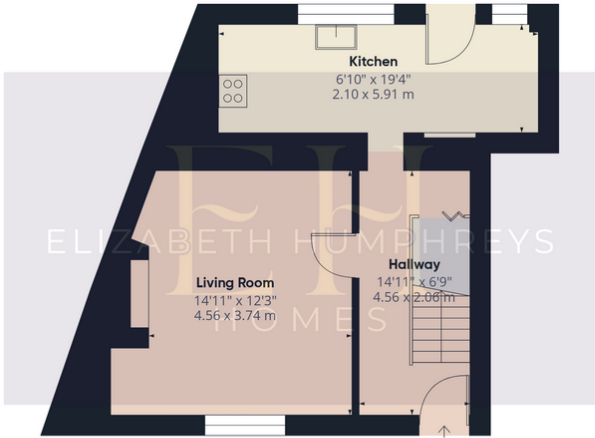
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

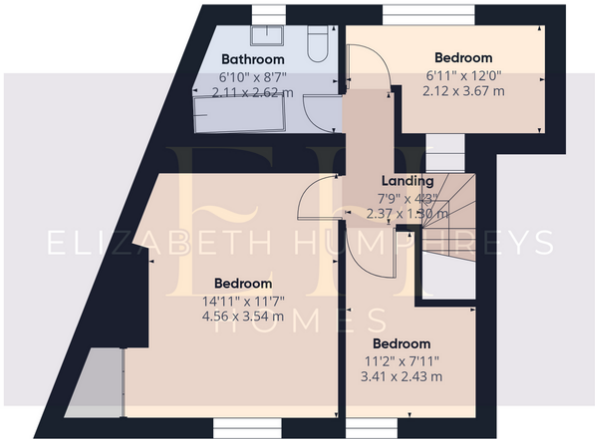
**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
865 ft<sup>2</sup>  
80.4 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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