

# Burton Road, Amble, Morpeth, Northumberland

Offers Over £155,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this lovely 3 bedrooomed semi-detached property located in the popular seaside town of Amble. This family home boasts driveway parking for three cars, a low maintenance front garden and a large rear garden, uPVC windows, super-fast fibre connection, gas central heating and all the other usual mains connections. The property is in a quiet residential area and is ideally placed to enjoy coastal living with the countryside a short distance away.

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.

A flagged path leads to the uPVC front door which opens into an entrance hallway which is finished with stone-look LVT flooring illuminated by natural light entering via a window at the foot of the stairs. Various doors lead off and stairs, with storage beneath, ascend to the first floor.

Bathed in natural light, the lounge is a welcoming room boasting an attractive feature fireplace with back boiler behind and a black tiled hearth and white painted wooden mantle. There is plenty of space to accommodate a range of comfortable seating on which you can relax with family and friends. The space flows freely into the dining room, with serving hatch adjoining the kitchen, where you can dine before a sliding door which opens into the rear garden creating a seamless transition between indoor and outdoor living.

The kitchen offers a good number of wall and base units with a grey-painted wooden door complemented by a contrasting grey work surface. There is a four-burner gas hob, an under-bench oven, a bowl and a half stainless steel sink and space and plumbing for a slimline dishwasher, a washing machine and space for a free-standing fridge-freezer. A large window takes advantage of views of the rear garden in addition to allowing a wealth of natural light to circulate.

Taking the stairs to the first floor the L shaped landing, which is illuminated by natural light entering from a well-placed window, opens to three bedrooms, the family bathroom and a storage cupboard housing the hot water cylinder. Loft access is available. All the bedrooms benefit from carpet adding comfort as you move throughout, and the bathroom has been finished with vinyl flooring.

The primary bedroom is to the rear and is a spacious light and bright double room with plenty of space for a range of bedroom furniture.

Bedroom 2 is a double which boast plenty of fitted storage. This restful room overlooks the front of the property.

Bedroom 3 is a single room taking advantage of views to the front. There is useful storage built above the head of the stairs maximising the use of space.

The family bathroom comprises a corner shower with an electric shower within behind a glass screen, a full pedestal hand wash basin and a toilet with a handle flush. The space is fully tiled creating a crisp and fresh finish and two windows allow for natural light.

The south facing rear garden is a private and peaceful space in which you can relax and unwind at the end of the day. Mainly laid to lawn with a couple of paved areas, this garden provides the perfect space to enjoy al fresco dining with family and friends during the warm summer months.

Tenure: Freehold:  
Council Tax Band:  
EPC: D

“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

- Good sized private garden
- Driveway parking
- Light and spacious
- Close to the beach
- Three bedrooms
- Gas central heating
- Quiet residential area

## Contact Us

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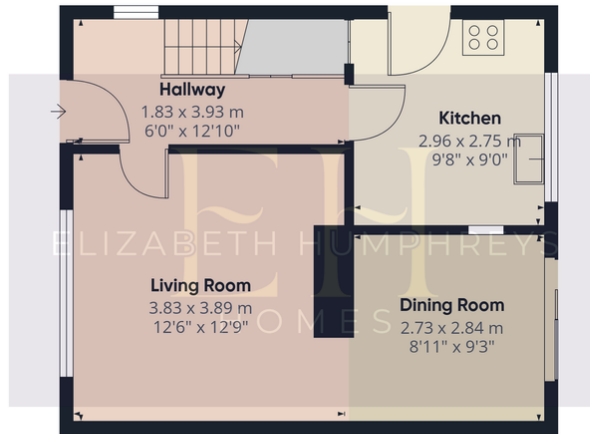
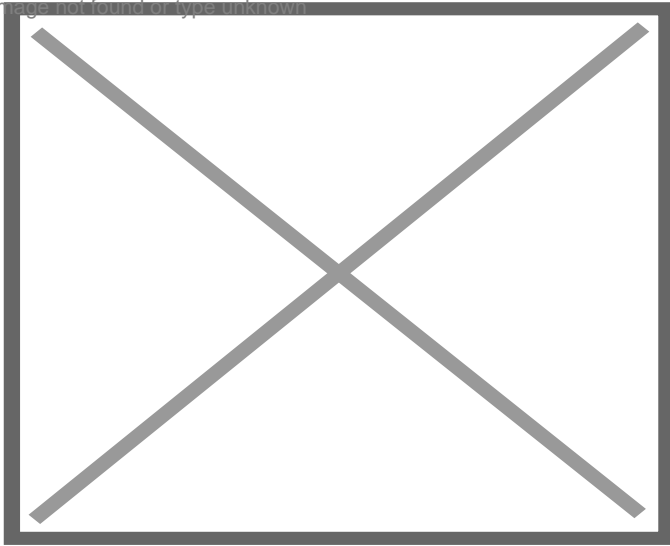




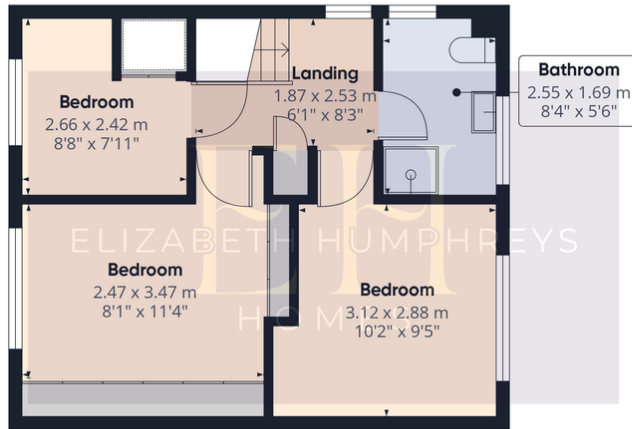




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Ground Floor



Floor 1



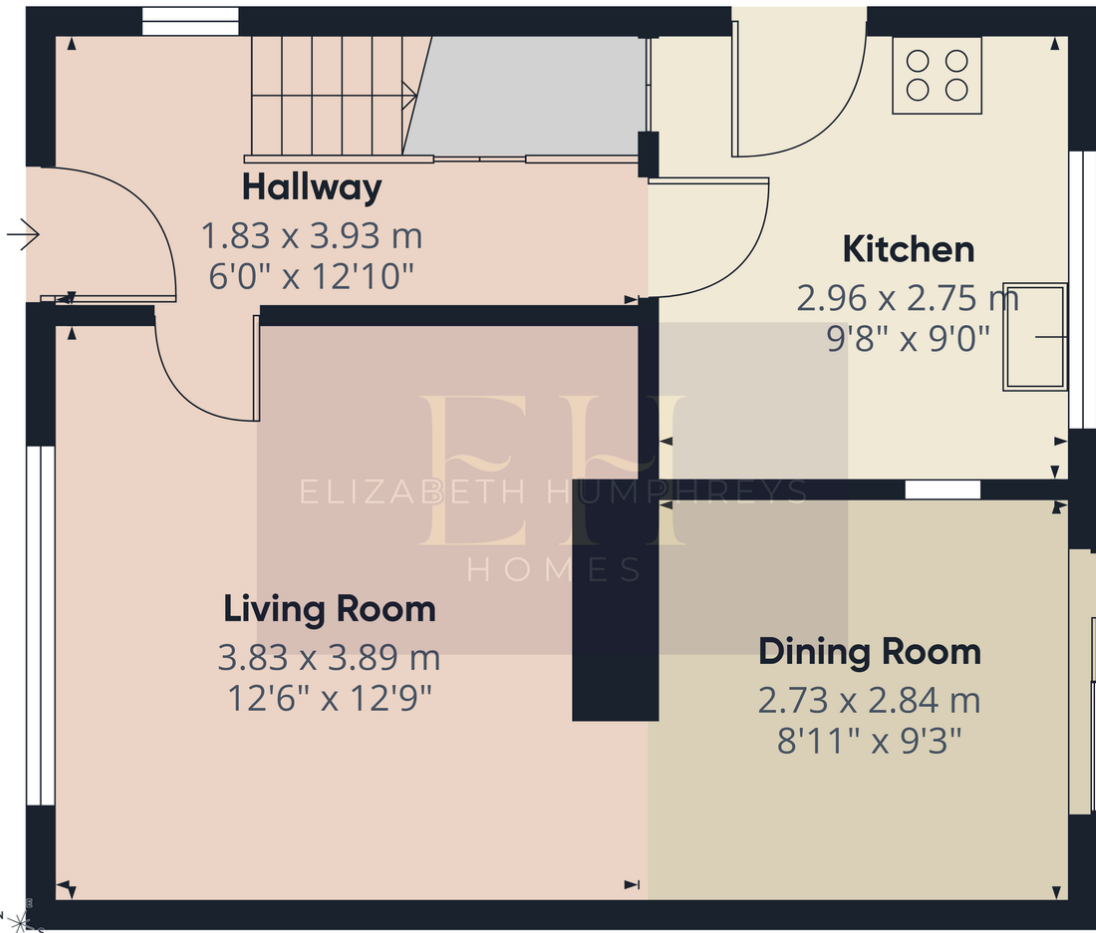
Approximate total area<sup>(1)</sup>  
74.2 m<sup>2</sup>  
797 ft<sup>2</sup>

(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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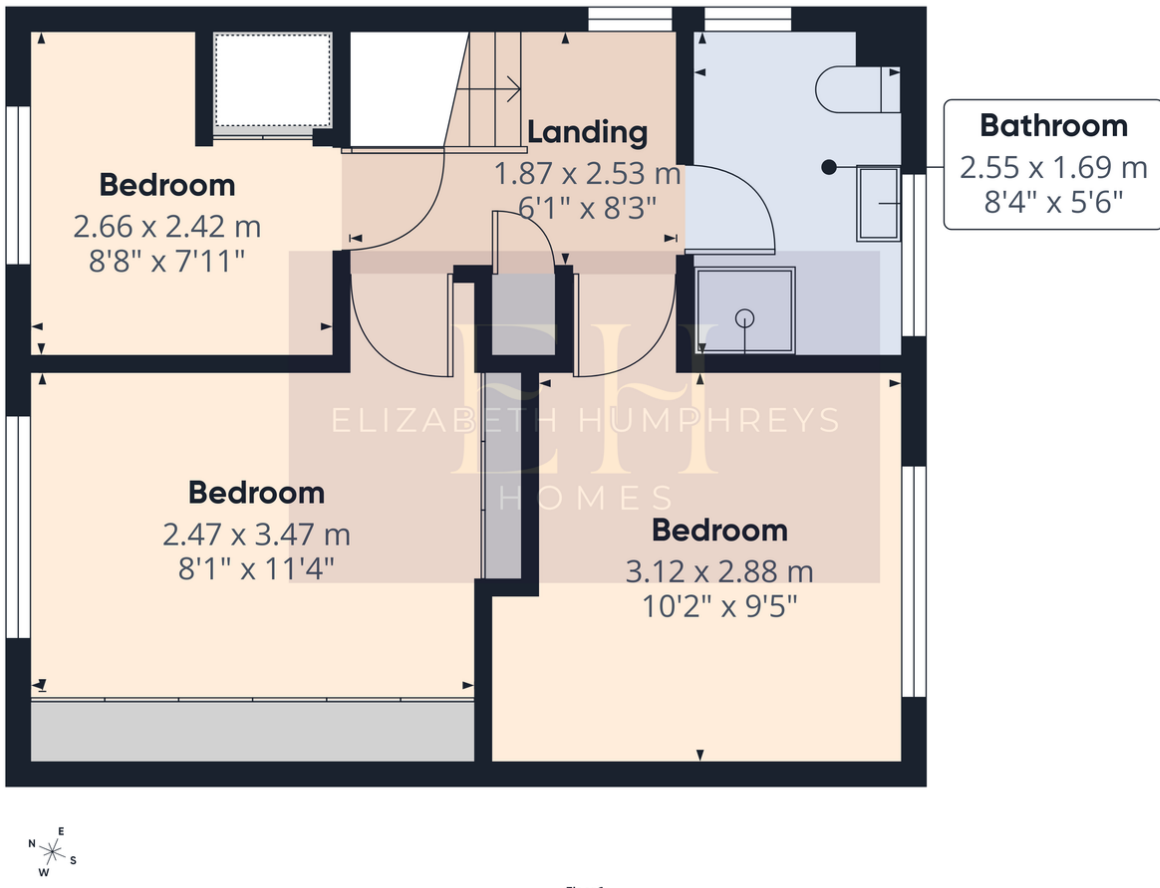


Approximate total area<sup>(1)</sup>  
38.2 m<sup>2</sup>  
411 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
36 m<sup>2</sup>  
386 ft<sup>2</sup>

(1) Excluding balconies and terraces

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