

Burton Road, Amble, Morpeth

OIRO £195,000



Full Description

A superb property offering spacious light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed semi-detached property located in the popular seaside town of Amble. This family home, which has been substantially extended to the rear, boasts driveway parking leading to a large double garage with a roller shutter door, a low maintenance front garden, a beautifully landscaped rear garden, uPVC windows, gas central heating and all the other usual mains connections. The property is in a quiet residential area and presents further capacity to extend into the garage area if you so wished to create the possibility of multi-generational living.

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.

With a pleasant open aspect, the low maintenance front garden frames the property perfectly. The front door opens into an internal porch, with a tiled floor, which in turn opens to the main hallway, complete with herringbone flooring and with stairs ascending to the first floor. Windows at the foot and top allow for a superb amount of natural light to enter and a cupboard beneath the stairs offers excellent storage potential.

The lounge is beautifully light and bright courtesy of the large window overlooking the front of the property. A modern electric feature fireplace with wooden surround and marble-look back and hearth forms an attractive focal point. The tasteful decoration adds to the lovely atmosphere offered by this welcoming room.

A door leads into a superb horse-shoe shaped kitchen-dining-family room extension to the rear of the property. The newly updated kitchen offers a good number of wall and base units with a high gloss sage green door complemented by a contrasting sparkly Quartz work surface which works in harmony with the hexagonal grey coloured splash back tiling and the herringbone flooring. There is a four-burner ceramic hob beneath a built-in extractor fan, an electric oven and a bowl and a half stainless steel sink beneath a large window providing uninterrupted views over the landscaped rear garden. There is space for a free-standing American style fridge freezer. The stunning Quartz work surface extends into a breakfast bar area which subtly divides the kitchen from the dining space and offers further seating. A square archway leads to a sizeable family space where there is plenty of room to accommodate a range of comfortable furniture before a set of sliding doors which open into the rear garden where there is a good-sized patio extending the width of the property which is ideal for al fresco dining with family and friends. Returning to the kitchen, a door opens into the garage which incorporates a uPVC door providing access to the rear garden: a useful point of entry and beneficial when returning from a muddy walk with a furry friend. The garage, which has been extended, offers parking for two cars and is an excellent space. It could also be used as a hobby room or a 'man-cave' area at one end with external access at the other.

Taking the stairs to the first floor, the good-sized landing with loft access above, opens out to three bedrooms and the family shower room. The space which would have been the airing cupboard has been shelved creating further storage. The stairs and landing are finished with a sumptuous grey carpet which extends throughout the bedrooms creating comfort as you move throughout. The shower room is finished with arts and crafts style vinyl flooring.

The primary bedroom overlooks the front and is a good-sized light and neutrally decorated double. There are plenty of storage options available.

Bedroom 2 is another spacious double. This room offers fitted wardrobes and a pleasant view over the rear garden.

Bedroom 3 overlooks the front and is a generously sized single room. The area above the head of the stairs has been created into a wardrobe – an

excellent use of space.

The family shower room comprises a slim line shower tray with a glass walk behind shower screen and an electric shower within, a pedestal wash hand basin and a close coupled white WC with a push button. Natural light enters via a window to the rear illuminating the white marble look tiling perfectly.

The rear garden is a relaxing outside space which is securely fenced to allow children and family pets to play safely. A patio area at the foot of the garden accessed via a path is a further attractive seating area. There are light coloured pebbled borders framing a central lawn with the addition of beautiful mature shrubs which create an attractive back drop. A uPVC door opens from the patio into the garage, with sockets, lighting and a window allowing for natural light.

Tenure: Freehold

Council Tax Band:

EPC: 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

- Updated kitchen
- Large garage
- Extended
- Garden
- Light and spacious
- Gas central heating
- Great transport links
- Driveway parking
- Double glazing
- Coastal town

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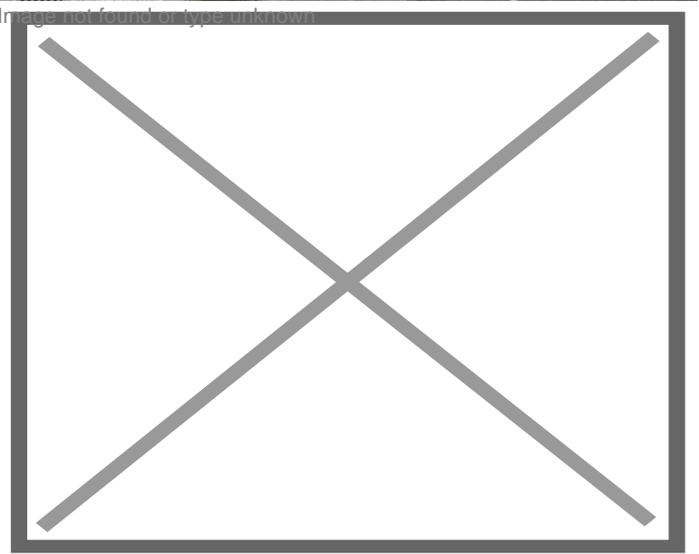














Ground Floor

Approximate total area⁽¹⁾
124.1 m²
1335 ft²



Floor 1

(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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Ground Floor

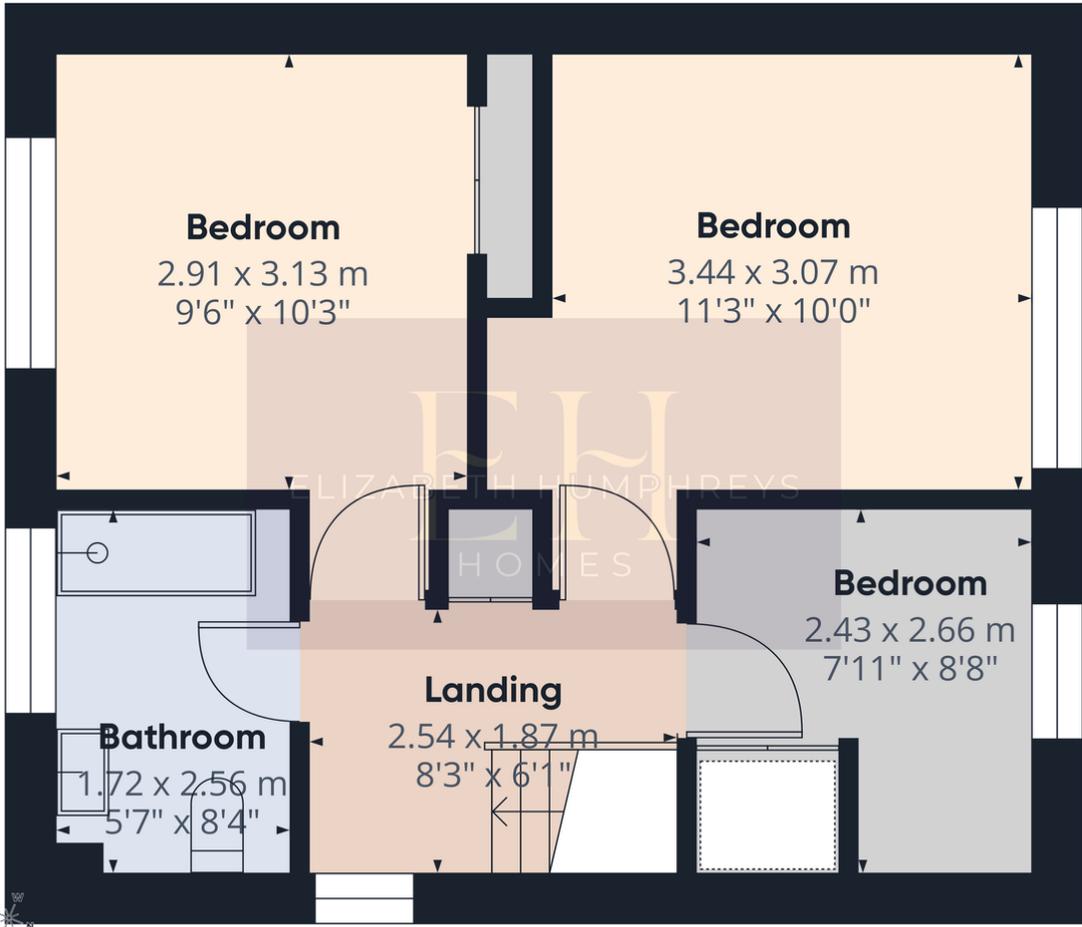
Approximate total area⁽¹⁾
87.6 m²
943 ft²

(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

Approximate total area⁽¹⁾
36.5 m²
392 ft²

(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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