

Church Street, Amble, Morpeth, Northumberland

Offers Over £160,000



Full Description

An attractive stone-built home located in a popular residential area. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed property featuring an enclosed rear yard, uPVC windows and doors, gas central heating and all the other usual mains connections. The property is immaculately presented and incredibly well cared for and benefits from a new kitchen and bathrooms 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.

The front door opens into an entrance hallway finished with LVT wood effect flooring with stairs ascending to the first floor and one main door leading to the lounge-kitchen-diner which features lovely high ceilings enhancing the sense of space and airiness. The centrally placed fireplace, housing a multi-fuel burner set upon a slate hearth with a wooden mantle, forms an attractive focal point and the alcoves to either side add charm and character. A window to the front allows a wealth of natural light to circulate and there is plenty of space to accommodate a range of comfortable furniture. The space flows freely into the kitchen-diner which offers a good number of wall and base units with a high gloss grey door complemented by a contrasting laminate work surface. There is an eye level Bosch oven with an integrated microwave above, an integrated fridge-freezer, a Beko dishwasher, a four-ring induction hob and a single bowl stainless steel sink. There is plenty of space to sit and dine with further seating beneath a breakfast bar area. Beneath the stairs there is a beneficial storage cupboard ideal for housing larger items such as an ironing board. A large window overlooks the south facing rear yard which is a private space in which you can relax at the end of the day. A shed offers useful storage, and a gate provides access to the rear lane.

A door opens from the kitchen end of the main living space into a ground floor visitors' bathroom/utility room which is a superb asset as it negates the need to continually frequent the upstairs facilities. The fully tiled room comprises a chrome heated towel rail, a vanity unit with a semi-recessed basin with cupboards beneath, a wall mounted mirror, a bath with a shower behind a pivoting door and a concealed cistern toilet with a push button flush. In addition, there is space and plumbing for the washing machine and the boiler (fitted two years ago) is housed here for ease of access. A window overlooking the rear allows for natural light.

Taking the wide staircase to the first floor, the landing opens out to two bedrooms. Both the bedrooms, which are carpeted adding comfort as you move throughout, benefit from en-suite facilities. Loft access is available.

The principal bedroom is a light and bright large double room with a window overlooking the rear of the property. This room offers a superb amount of storage options. The en-suite shower room, fully tiled, comprises a corner Quadrant shower cubicle with a water fall shower head and a separate shower head within, a vanity unit with a concealed cistern toilet within and a semi-recessed hand wash basin on top, a chrome heated towel rail and an extractor fan.

Bedroom 2 is a spacious double room currently set as a twin room with an aspect to the front. Painted a restful green, this room offers plenty of storage options. The en-suite shower room is fully tiled in grey and comprises a corner Quadrant shower cubicle with a waterfall shower head and a separate shower head within, an extractor fan and a vanity unit with a hand wash basin on top, the unit extending to incorporate a concealed cistern toilet. A chrome heated towel rail ensures added comfort.

Tenure: Freehold

Council Tax Band: A £1743.60

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

- No chain
- Stone built
- Very well presented
- Light and spacious
- Two ensuite bedrooms
- Wonderful open plan living dining kitchen
- South facing rear yard
- Walk to the beach
- Ground floor full bathroom and utility area
- Sought-after location

Contact Us

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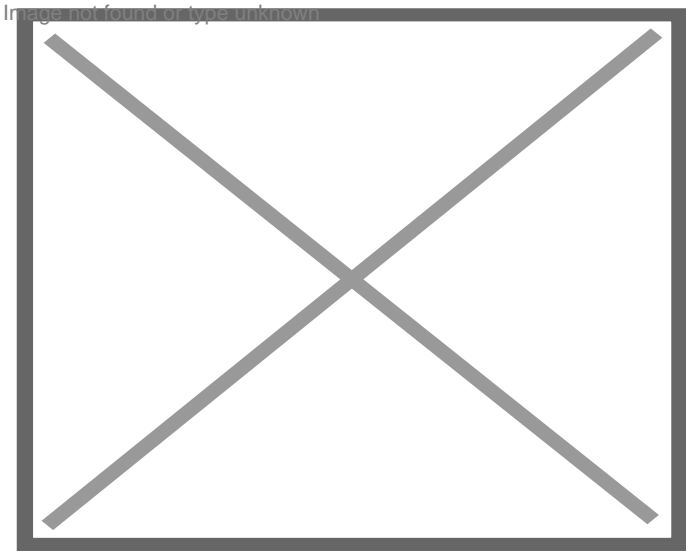


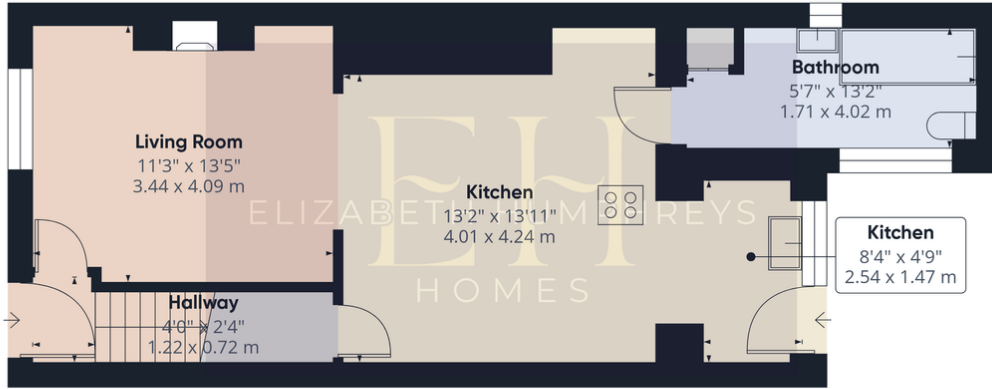




| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





Ground Floor

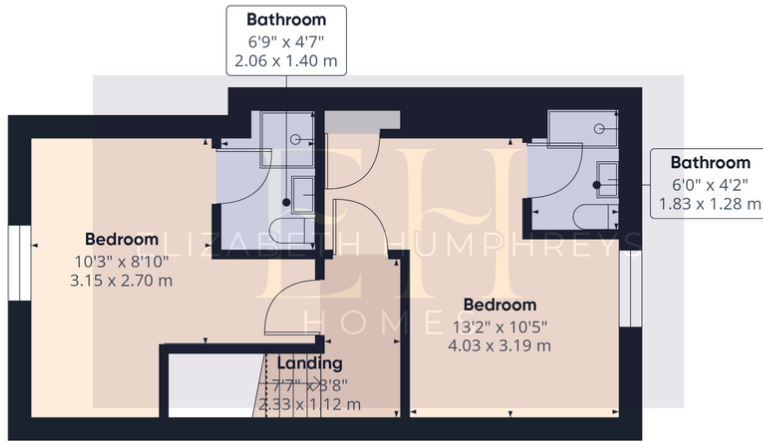
Approximate total area⁽¹⁾
881 ft²
81.7 m²

(1) Excluding balconies and terraces

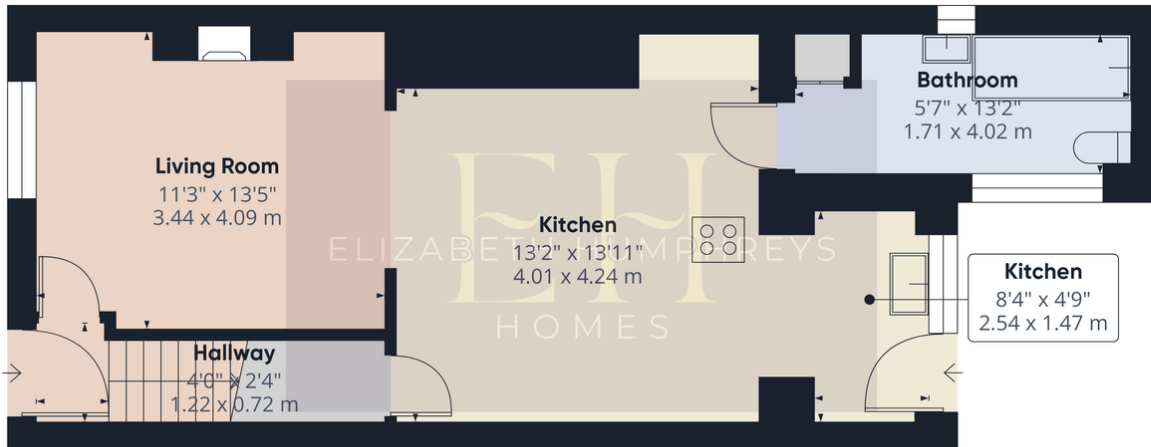
Reduced headroom
----- Below 5 ft/1.5 m

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 1



Ground Floor

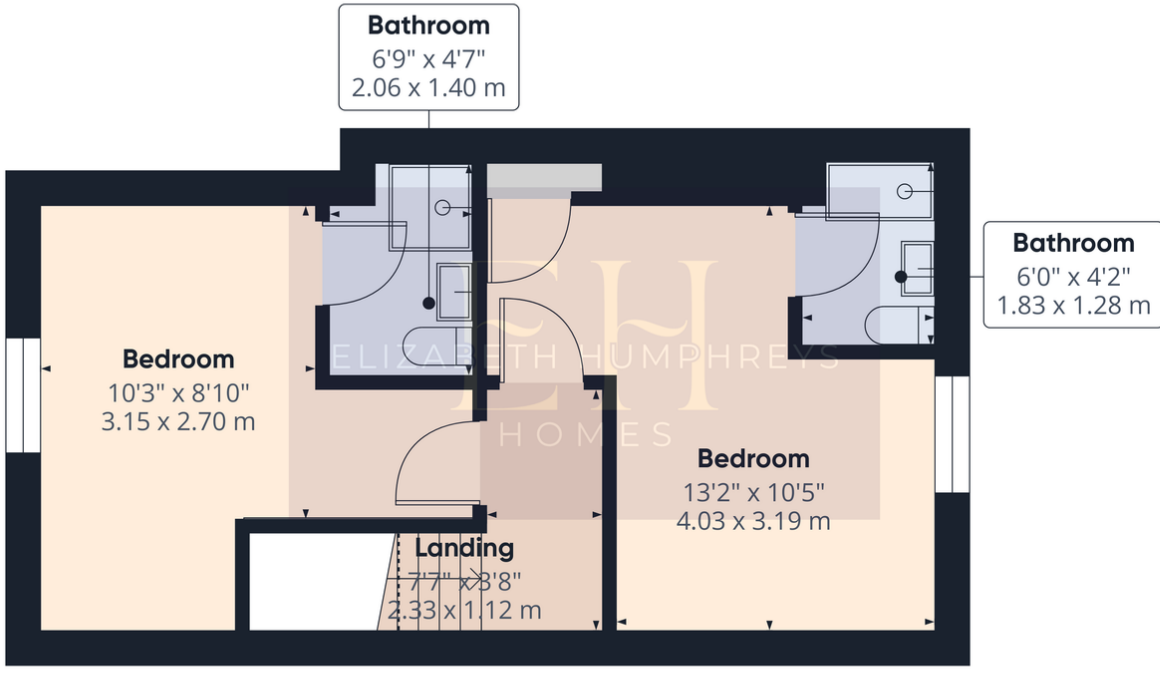
Approximate total area⁽¹⁾
520 ft²
48.2 m²

(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⁽¹⁾
361 ft²
33.5 m²

(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 1