

Church Street, Amble, Morpeth, Northumberland

Offers Over £130,000



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 wooden doors, gas central heating and all the other usual mains connections.

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 with stairs ascending to the first floor and one main door leading to the lounge which features lovely

high ceilings enhancing the sense of space and airiness. The Victorian style fireplace with a tiled insert and marble hearth forms an attractive focal point which could incorporate a wood burner if you so wished. To either side storage is available and a large window to the front allows plenty of natural light to enter.

The space flows freely into the kitchen-diner which offers a good number of wall and base units with a wooden door complemented by a contrasting laminate work surface which extends to a breakfast bar offering further useful seating. There is an electric hob, an under-bench oven beneath an extractor fan and a single bowl plastic sink. There is space for a free-standing fridge freezer, a dining table and accompanying chairs and space and plumbing for a washing machine. Beneath the stairs there is a beneficial pantry cupboard. A large window overlooks the rear yard which is a private space in which you can relax at the end of the day. There is a shed which offers additional storage.

Taking the wide staircase to the first floor, the landing opens out to two bedrooms and the family bathroom. Both the bedrooms are carpeted adding comfort as you move throughout.

The principal bedroom is a light and bright double room with a window overlooking the front of the property. This room offers a superb amount of storage options.

Bedroom 2 is a spacious single room with an aspect to the rear. Currently, there is shelving to one side making a lovely library, and the boiler is housed here for ease of access.

The family shower room comprises a hand wash basin and a close coupled toilet with a push button behind and a shower. The space is finished with attractive tiling and vinyl flooring, and a window allows for natural light.

Tenure: Freehold
Council Tax Band: A £1661.01
EPC: C

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
- Lovely and light
- High ceilings
- Spacious kitchen diner
- Walk to shops and restaurants
- Walk to the harbour and beach

Contact Us

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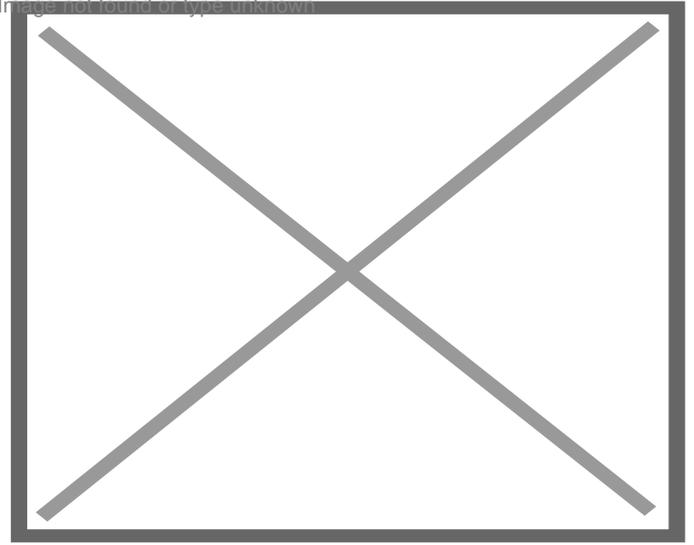


Energy Efficiency Rating

	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		
	70	80
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	73	81
England, Scotland & Wales EU Directive 2002/91/EC 		





Ground Floor

Approximate total area⁽¹⁾
775 ft²
72 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

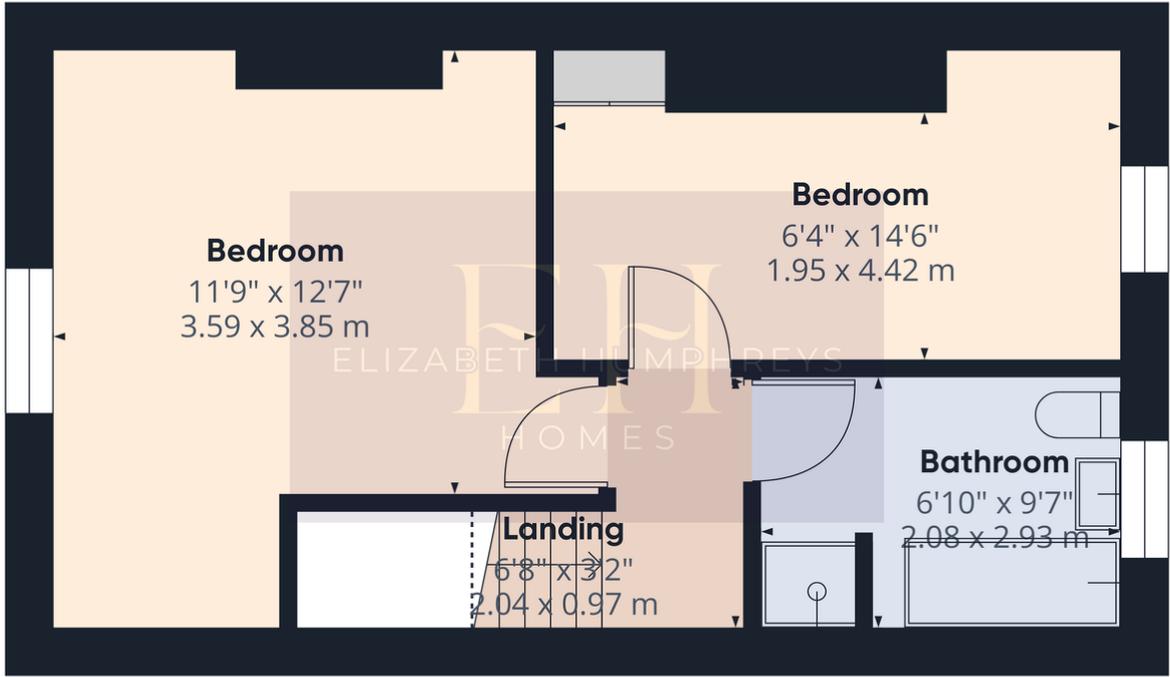
Approximate total area⁽¹⁾
406 ft²
37.7 m²

(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⁾
369 ft²
34.3 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