

Church Street, Amble, Morpeth

£240,000



Full Description

A well-presented attractive double-fronted home located in a desirable residential area of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant light and bright 3 bedrooomed property benefitting from uPVC windows and composite front door, good broadband, gas central heating and all the other usual mains connections. This extended home, retaining many Victorian features, 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 to the main hallway with stairs ascending to the first floor and two main doors leading off. The ground floor is orientated to allow free flow of movement between the rooms ideal for entertaining or parties.

Attractive and spacious, the lounge is a welcoming room bathed in natural light courtesy of the large window overlooking the front of the property. Original coving adds to the charm of this beautiful room which showcases a brick inglenook fireplace with a wood mantle above housing a 5 kw multi fuel burner which forms a lovely focal point enticing you to sit before it during the cooler months. Laminate flooring, with the addition of a large rug, creates a stunning look making this a glorious space in which to relax with family and friends.

Opposite, the dining room is a large room with high ceilings and is a pleasant space in which to dine. A chimney breast forms an attractive feature with shelving and storage within the alcoves to either side presenting the perfect place to display photographs or cherished ornaments. A large window allows plenty of natural light and a pendant light fitting provides further lighting.

A wood and glass door opens to the kitchen-diner which is in the extended part of the property to the rear. The Howdens kitchen, with mainly BOSCH appliances, offers a good number of wall and base units with a cream shaker style door complemented by a beech block wood effect laminate work surface and harlequin splash back tiling. In terms of fitted equipment, there is a dishwasher, a fridge freezer, a single bowl ceramic sink beneath a large window, a wine rack and a four-burner gas hob with an oven beneath. The combi boiler is housed in a cupboard for ease of access. The space is finished with tile effect laminate flooring which is both practical and attractive and there is plenty of room to sit and dine if you so wished. A contemporary radiator ensures added comfort. The utility room leads off the kitchen and, with a large window allowing for natural light, offers space and plumbing for a washing machine and space for a tumble dryer. In addition, there is a single bowl stainless steel sink and further useful work surfaces.

Taking the stairs to the first floor, the landing opens out to three bedrooms, the bathroom and a further separate WC.

The primary bedroom is a spacious king-sized room with a large window to the front allowing a wealth of natural light to illuminate the room and enhance the white laminate effect flooring. There are three sets of built in wardrobes offering ideal storage options.

Bedroom 2 is a spacious double room with built in storage: another light and bright restful room with a carpet adding comfort.

Bedroom 3 is a double room with loft access available. All the bedrooms benefit from lovely high ceilings which add to the sense of space and airiness.

The separate WC comprises a close coupled toilet with a push button behind and a wall mounted hand wash basin. Half height tiling and laminate flooring create a crisp and fresh feel, and a window with privacy glass allows for natural light. The main bathroom comprises a large bath, a

double sized quadrant shower cubicle, a bidet, a close coupled toilet and a substantial, winged sink on top of a vanity unit. A large window, with privacy glass, overlooks the rear of the property and the space has been attractively tiled creating a stylish finish.

The rear yard is a private and secluded area in which to sit and enjoy a cup of coffee or a glass of wine after the hustle and bustle of the day. Mainly paved and with a gravelled edge, this low maintenance space is conveniently accessed from the utility room and from the side of the property.

Tenure: Freehold

Council Tax Band: B £1937.84

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

- Close to the harbour
- Stunning stone built home
- Light and spacious
- Two reception rooms
- Very spacious
- Sought after area
- Walk to shops and restaurants
- Walk to the beach
- Utility room
- Two toilets

Contact Us

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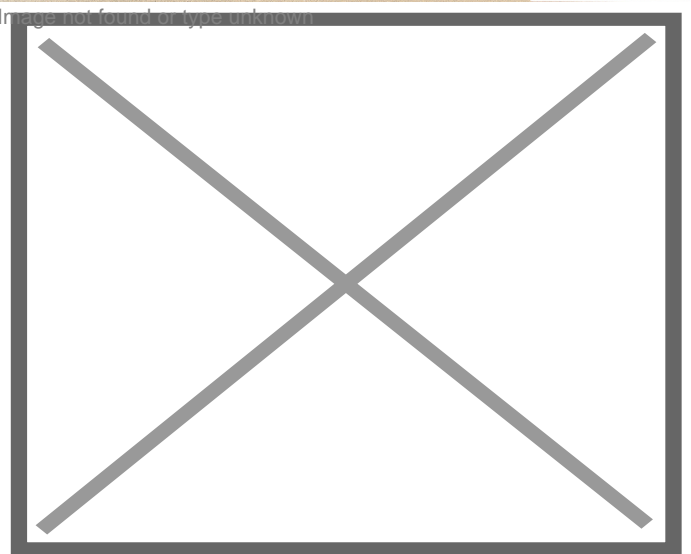


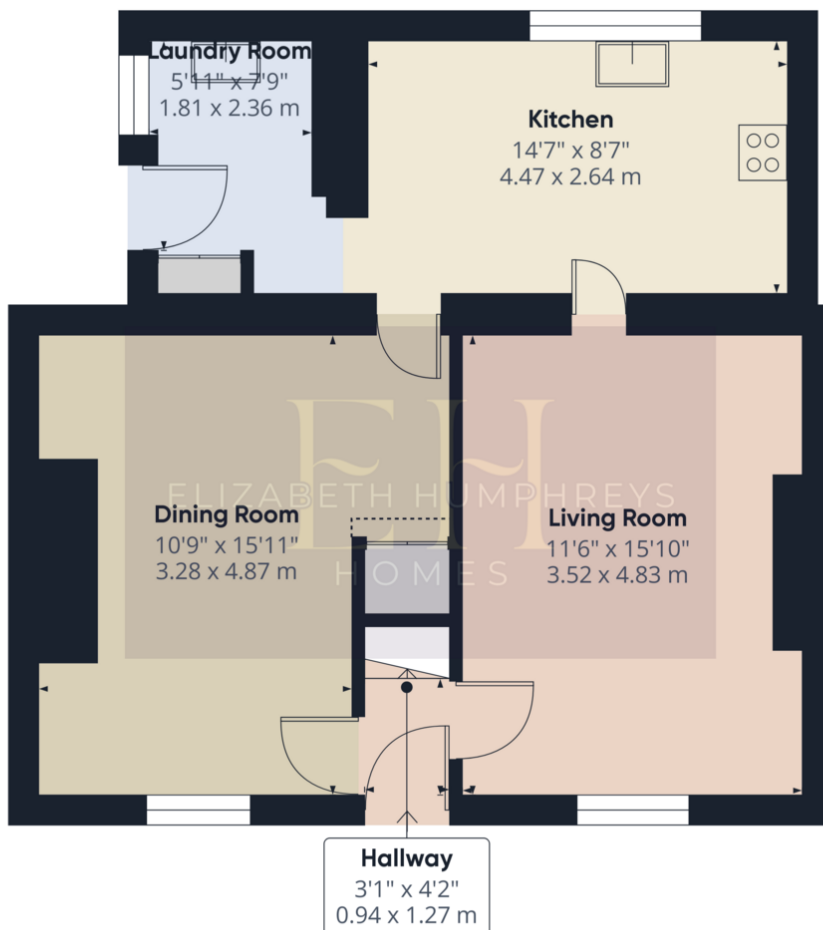




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		65
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C		63
(55-68) D	63	
(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⁾
576.73 ft²
53.58 m²

Reduced headroom
1.96 ft²
0.18 m²

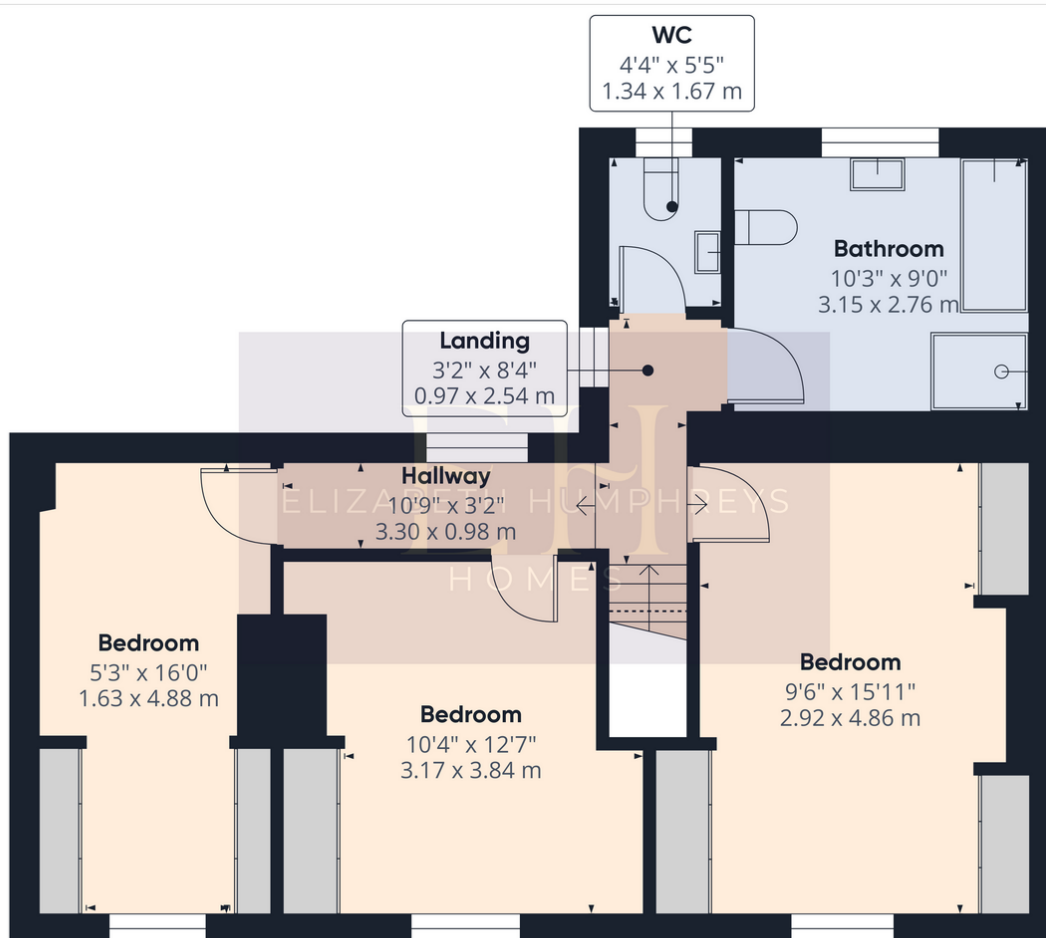
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1



Approximate total area⁽¹⁾
640.37 ft²
59.49 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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