

Cromer Gardens, Amble, Morpeth, Northumberland

£56,250



Full Description

An impeccably presented a 25% shared ownership home which has been upgraded to include quality fixtures and fittings throughout. Elizabeth Humphreys Homes are delighted to welcome to the market this attractive 3 bedroomed semi-detached Persona property located within the newly developed Longstone Manor estate. The property is two years old and retains some of the builder's guarantee and benefits from a sizeable plot and south facing rear garden, uPVC windows and composite doors, quality white internal doors with attractive chrome handles, driveway parking for two cars, gas central heating and all the other usual mains connections. This family home, which is currently a shared ownership property, offers light and bright contemporary living in a much sought after residential area.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, first, middle and high schools, health centre, pubs and restaurants. 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.

Attractive with a part brick and part rendered finish and with anthracite grey coloured windows, this lovely property appeals to modern living. The front door, beneath a covered porch area, opens into an internal hallway which is finished with a carpet which extends into the living room creating a seamless transition between the different spaces. Stairs, with a good-sized storage cupboard beneath, ascend to the first floor and various doors lead off.

The ground floor WC is a superb addition as it negates the need to continually frequent the upstairs facilities. The space is finished with a wood look vinyl type flooring, and the suite comprises a close coupled toilet with a push button behind, a half pedestal hand wash basin with a wave effect splash back tile and an extractor fan. A window to the front allows for natural light and ceiling spotlights add to the brightness.

With a window to the front allowing a wealth of natural light to circulate, the lounge is a welcoming room in which to relax and unwind at the end of the day. The space is neutrally decorated allowing the easy addition of accent colour should you so wish.

The kitchen-diner is spacious and offers plenty of space to sit and dine before a pair of French doors which open into the rear garden allowing a seamless transition between indoor and outdoor living: the patio being the ideal space in which to enjoy al fresco dining. The kitchen offers a good number of wall and base units with a light-coloured shaker style door complemented by an extensive contrasting beech block effect work surface and Victorian style brick style splash back tiling. In terms of fitted equipment, there is a BOSCH eye level oven, a bowl and a half white ceramic sink beneath a window providing uninterrupted views over the rear garden and a built-in extractor fan above a four-ring induction hob. There is plumbing and space for a washing machine, tumble dryer and a full-sized dishwasher and the Baxi gas boiler is housed in a wall unit for ease of access. There is space for a full height fridge and a full height freezer and the room is finished with a neutral sandy-coloured floor tile which works in harmony with the overall décor of the room.

Taking the stairs to the first floor, the landing opens out to three bedrooms and two bathrooms. Loft access is available. All the bedrooms benefit from carpet throughout adding comfort as you move from room to room each of which has been neutrally decorated allowing the easy addition of accent colour should you so wish.

The primary bedroom is a large double room with a window overlooking the southerly facing rear garden. This light and bright room benefits from en-suite facilities which comprises a close coupled toilet with a push button, a half pedestal wall hung hand wash basin with a splash back behind and a sliding door fully tiled shower cubicle with a water fall shower head and a separate shower head within. A chrome heated towel rail ensures added comfort and the space is finished with wood look vinyl flooring.

Bedroom 2 is a double bedroom capturing a view to the front of the property. This room is currently used as a dressing room.

Bedroom 3 is a generously proportioned single room with fitted wardrobes and a window to the front allowing a good amount of natural light. All the bedrooms are lovely restful and relaxing spaces.

The sizeable family bathroom comprises a close coupled toilet with a push button behind, a half pedestal wall hung hand wash basin, two electric shaver points, a chrome heated towel rail, a large white bath with shower taps over, ceiling spotlights and an extractor fan. A window to the front allows for natural light and illuminates the lovely light-coloured wave effect tiling which finishes the space beautifully.

The property continues to impress outside with a spacious garden with cottage style planting and a substantial garden shed ideal for the tidy storage of garden accessories. There is a good amount of lawn and a secure fence to allow children and family pets to play safely. A path at the side provides access to the front of the property.

Tenure: leasehold
EPC: B
Council Tax Band: C £2214.69

Shared ownership criteria will apply

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

Applicants must have a local connection to the area as below:

Local or locally means the settlement, parish or adjoining settlement or parish.

- Main place of residence locally for at least 6 months preceding 2 years or;
- Those who are employed locally, are to be employed locally or have

retired from employment locally and wish to remain in the local area or;
-Those whose work provides local services or;
-Those with a long-standing connection to the local area such as children of a local resident or elderly people, those who need to move back to the local area to care for or be cared for by relatives or other carers.
Priority is given to those connected to the Settlement or parish. Second priority is given to those connected to the administrative area

Monthly charges £427.28 broken down as follows:

Monthly rent £373.52

Monthly insurance charge £36.00

Monthly service charge £11.78

Reserve fund £0.15

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

- 25% shared ownership
- Lovely garden
- Driveway parking
- Lovely and light
- Coastal location
- Builders guarantee

Contact Us

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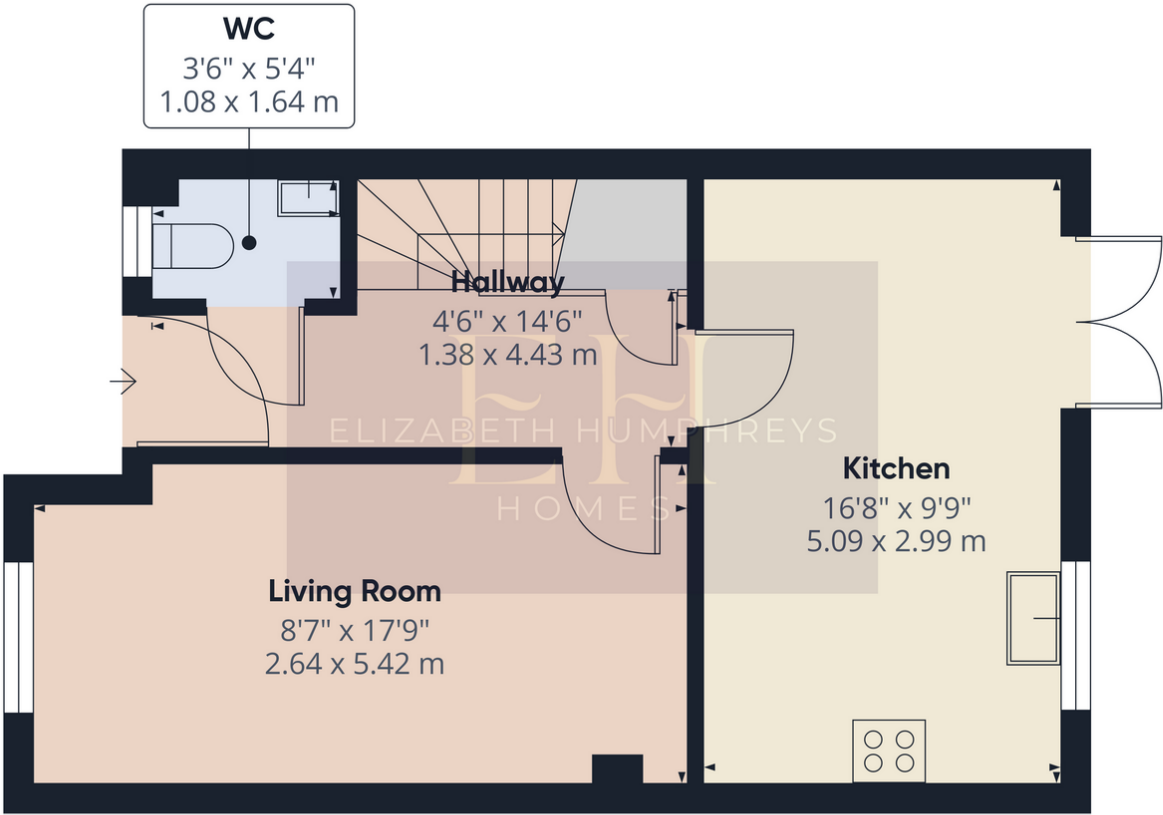
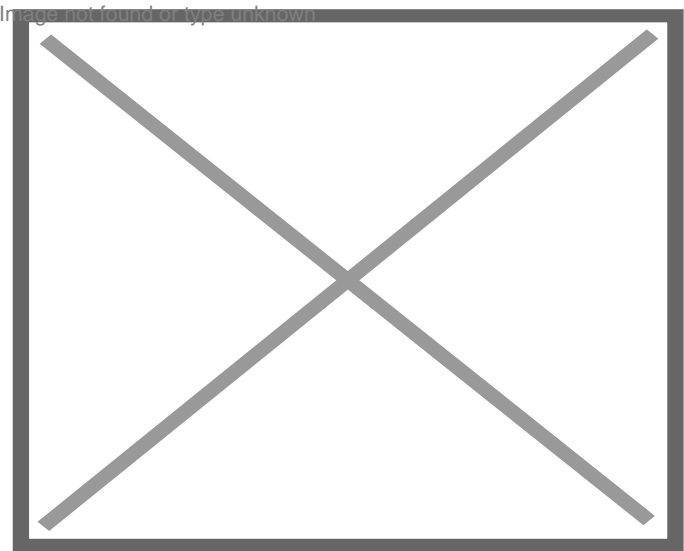








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor

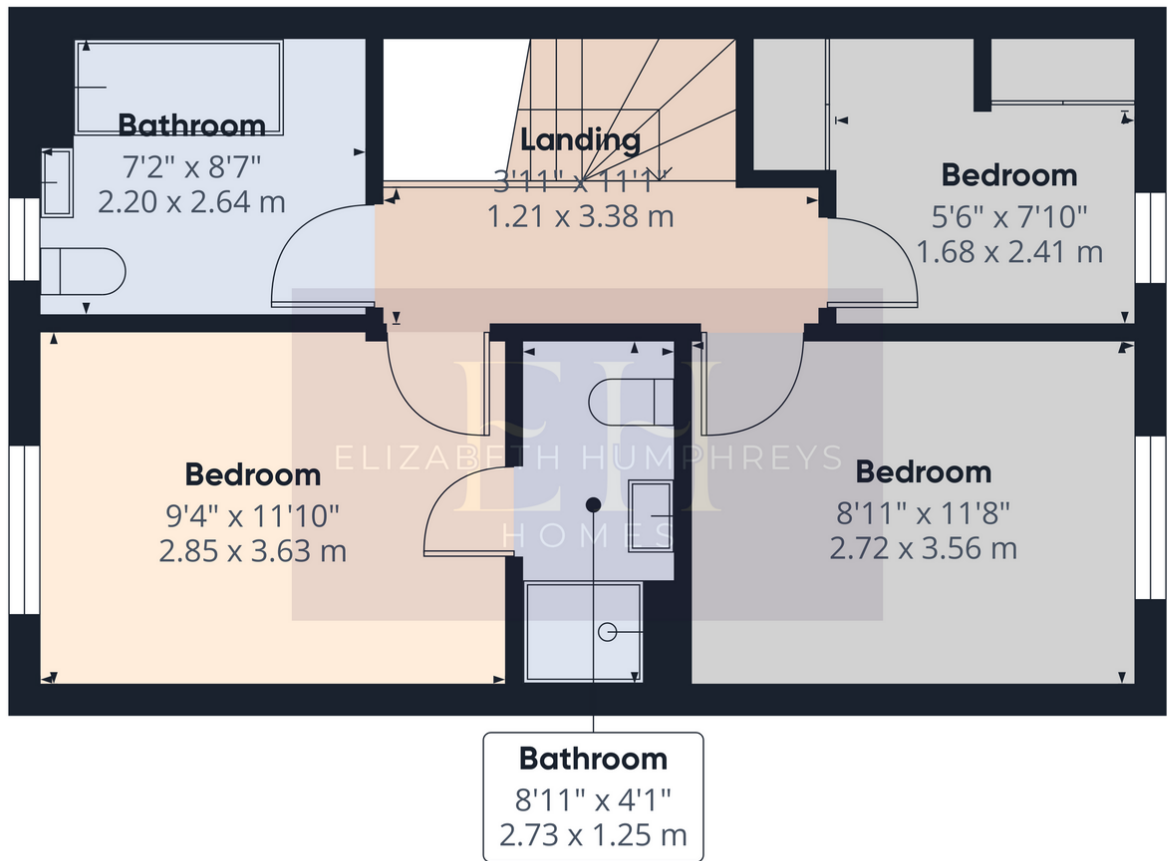


Approximate total area⁽¹⁾
428 ft²
39.8 m²

(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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Floor 1

Approximate total area⁽¹⁾
416 ft²
38.6 m²

(1) Excluding balconies and terraces

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