

# Eastgarth Avenue, Amble, Morpeth, Northumberland

Offers Over £215,000



## Full Description

This charming property has been finished to an incredibly high standard offering the perfect blend of a period home with a contemporary feel. Elizabeth Humphreys Homes are delighted to welcome to the market this wonderful stone-built 2 bedroomed property featuring a low maintenance front garden, lovely high ceilings, beautiful décor throughout, an enclosed rear yard, uPVC windows and a composite front door, gas central heating and all the other usual mains connections. This property is ideally placed to enjoy all that Amble has to offer in addition to being a short distance from the stunning coastline.

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 a welcoming hallway with a Victorian style tiled floor and coving adding to the sense of charm and appeal which is evident throughout. Various doors lead off and stairs, with storage and ground floor WC beneath, ascend to the first floor.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a hand wash basin on top maximising the use of space perfectly and the room is finished with a dark tiled splash back with a mirror above and an attractively tiled floor.

Light and bright courtesy of a large bay window to the front adorned with plantation shutters, the beautifully finished lounge is an elegant room in which to relax with family and friends. The chimney breast with open fireplace with a black surround and marble hearth forms an attractive focal point and to either side there is beneficial shelving within the alcoves. The overall décor enhances the Victorian style perfectly, the deep blue and wood-effect flooring creating a stunning look.

The kitchen offers a good number of wall and base units with a sage green coloured door complemented by a contrasting wood block effect work surface with matching upstand. In terms of fitted equipment there is a fridge-freezer, an oven, a four-place induction hob with a black splashback and black chimney style extractor fan above, a microwave oven, a Belfast sink with an American style tap over, a washing machine and a slimline dishwasher. A window overlooking the rear yard allows for natural light and Victorian style floor tiling completes the look. To the rear of the kitchen, there is a porch area which offers external access to the yard.

Taking the stairs to the first floor, the half landing opens out to the bathroom, then the stairs continues to the main landing which provides convenient access to the two bedrooms.

The primary bedroom is a good-sized double room with a chimney breast adding shape and character. There is plenty of space for a range of storage options. A large window, with plantation shutters, allows a wealth of natural light to circulate and the space is finished with stylish LVT flooring.

Bedroom 2 is a light and bright double room incorporating the head of the stairs and with a window overlooking the front of the property. The space is finished with a sumptuous carpet.

The bathroom captures the Victorian style theme perfectly with the ceramics and décor creating a stunning look. The suite comprises a slipper style bath, a shower with a waterfall shower head and a separate shower head behind a glass walk behind screen, a metal framed Victorian style hand wash basin, a Heritage style toilet and an attractive radiator. The room is finished with brick style tiling which completes the look of this beautiful space which incorporates a shaped ceiling adding character.

Externally, the rear yard is a private space which has been thoughtfully created into a lovely area, with decking, in which you can relax and unwind

at the end of the day. A gate leads to the lane which extends along the terrace of properties.

Tenure: Freehold

Council Tax Band: A, £1,743.60 for the 2026/27 financial year

EPC: Ordered

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## Features

- Modernised to a high standard
- Stunning bathroom
- Quality replaced kitchen
- Ground floor WC
- Quality throughout
- High ceilings
- Simply one of the best properties in Amble
- Period features
- Open fireplace
- Must be viewed

## Contact Us

### EH Homes

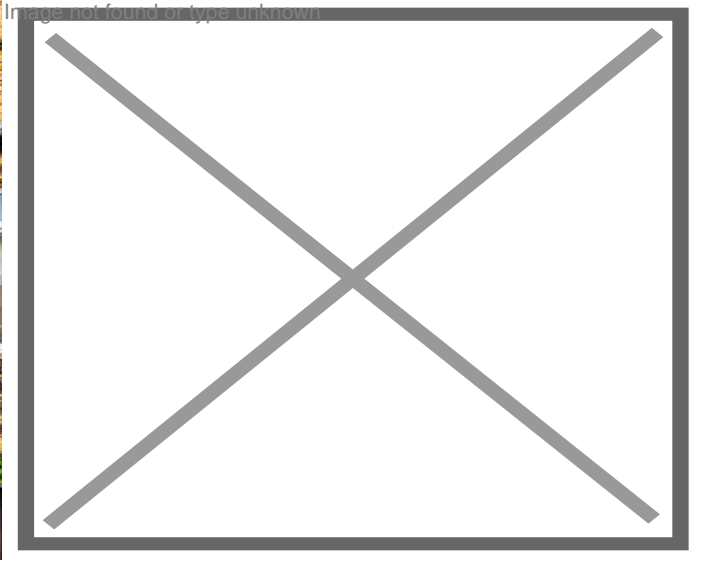
Casey Lodge Park Road,  
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NE65 9JD  
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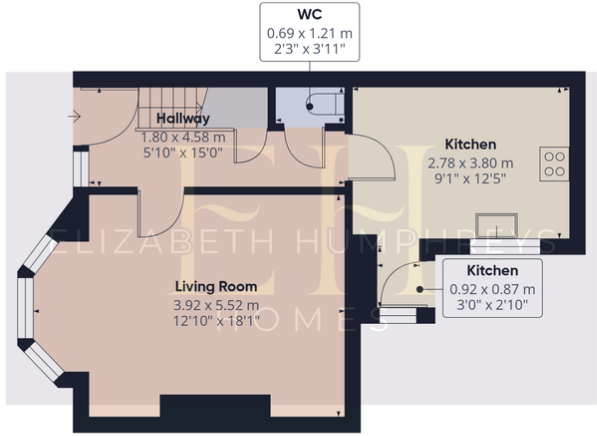












Ground Floor

Approximate total area<sup>(1)</sup>

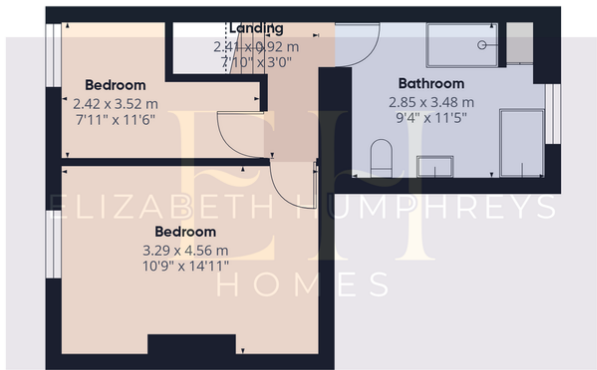
72.6 m<sup>2</sup>  
782 ft<sup>2</sup>

(1) Excluding balconies and terraces

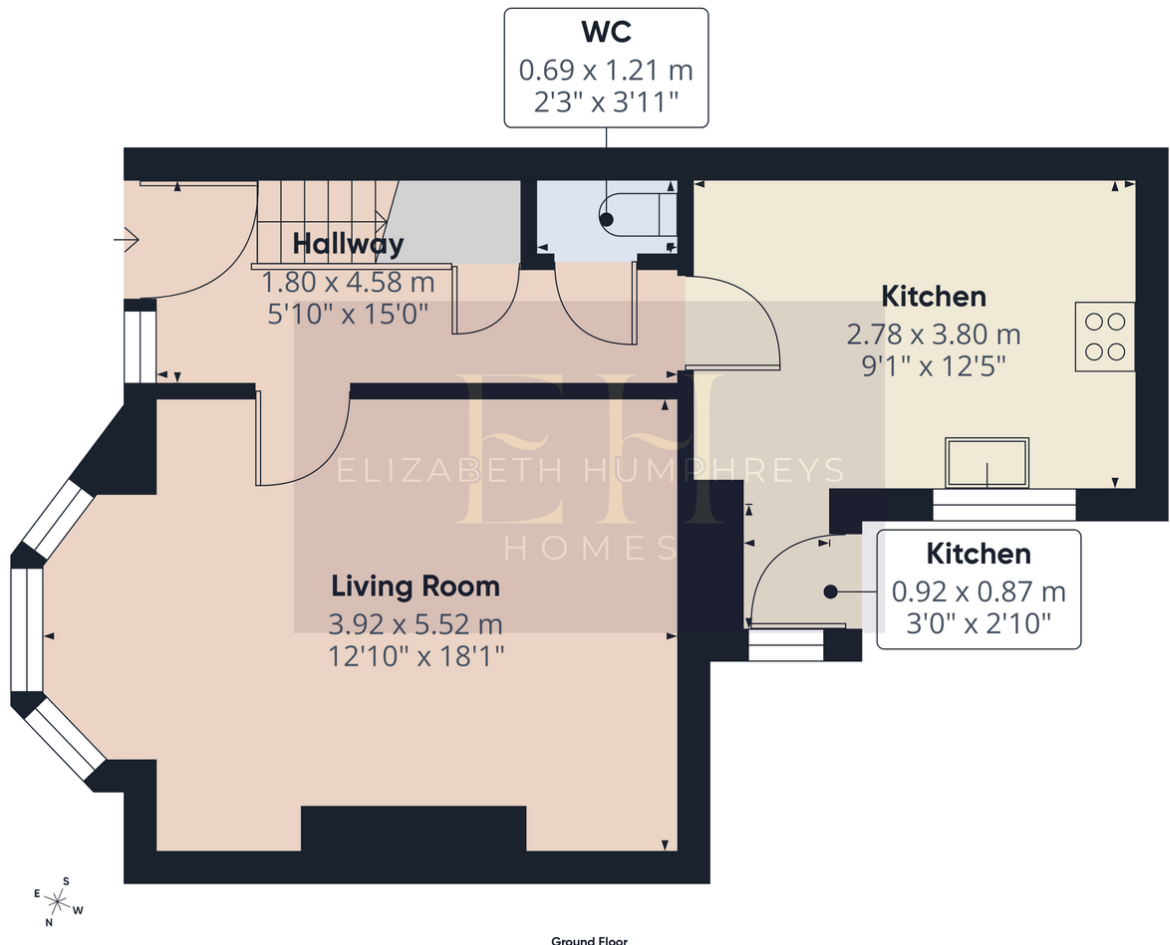
Reduced headroom  
..... Below 1.5 m/5 ft

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

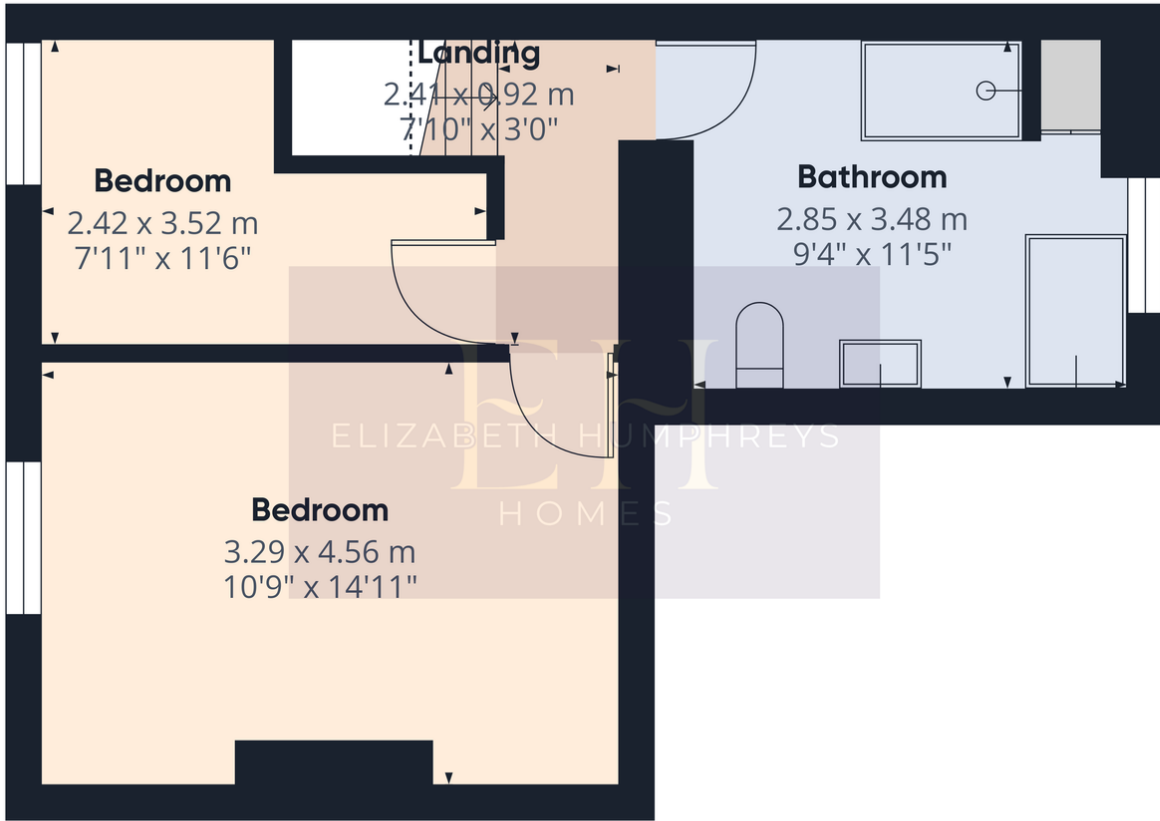
Approximate total area<sup>(1)</sup>

39.1 m<sup>2</sup>  
422 ft<sup>2</sup>

(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<sup>(1)</sup>  
33.5 m<sup>2</sup>  
360 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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