Edwin Street, Amble, Morpeth, Northumberland

Offers Over £195,000



Full Description

A well presented property brimming with charm and character. Elizabeth Humphreys Homes are proud to welcome to the market this incredibly well presented 2 bedroomed home located in the popular fishing port of Amble. The property benefits from an end of terrace plot, a single garage with an up and over door, an enclosed rear yard, gas central heating, uPVC windows and a composite front door and all the other usual mains connections. Currently successful holiday accommodation, this home offers light and bright spacious living in a prime location, within walking distance of the beach and is not to be missed.

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 light and bright internal hallway with doors leading to the left and right and stairs ascending to the first floor. You are impressed by the lovely high ceilings adding to the sense of space allowing the natural light to circulate. The grey plank effect LVT flooring completes the look perfectly.

With a charming corner bay window to the front of the property, the spacious light and bright lounge is an inviting room in which to spend time with family and friends. An electric feature fire set upon a stone hearth forms an attractive focal point with alcoves to either side of the centrally placed chimney breast offering space for a television.

Opposite, the second reception room is another large and airy space. Currently utilised as a dining room, this room boasts a modern electric flame effect fire forming an attractive feature. To one side of the chimney breast, there is a useful storage cupboard and a window overlooking the front of the property allows for plenty of natural light.

The L shaped kitchen offers a good number of wall and base units with a pine door complemented by a contrasting stone look laminate work surface and neutral splash back tiling. In terms of fitted appliances, there is a under bench oven, a four-burner gas hob beneath a built-in extractor fan and a single bowl stainless steel sink beneath a window overlooking the rear yard. There is space for a full height fridge-freezer plumbing and space for a slimline dishwasher and a washing machine. The Baxi boiler is wall mounted in the kitchen for ease of access, a door provides external access to the rear yard, and a second door affords a useful point of entry to the single garage, with a window overlooking the rear yard, which offers excellent storage.

Taking the stairs to the first floor the landing, with a window allowing for natural light, opens out to two bedrooms and the family bathroom. Both the bedrooms are completed with a sumptuous carpet adding comfort as you move throughout. The bathroom is finished with hard flooring.

The principal bedroom boasts a lovely corner bay window, matching that of the living room below, which allows a wealth of natural light in addition to forming a charming feature. This large and relaxing double room incorporates a chimney breast with alcoves to either side which have been converted into fitted wardrobes. There is plenty of space for further bedroom furniture.

Bedroom 2 is a spacious double room with a window overlooking the rear of the property. This room benefits from built-in storage in addition to storage above the head of the stairs which maximises the use of space perfectly.

The recently refitted family bathroom comprises a large shower cubicle with a waterfall shower head and a separate shower head within behind a pivot screen, a double ended white bath with a chrome mixer tap over, a concealed cistern toilet with a push button flush behind, a floor standing vanity unit with storage beneath and an inset hand wash basin on top, a wall mounted mirror and a heated towel rail ensures adds comfort. A

window allows for natural light, and the space has been finished with attractive grey and white tiling creating a crisp and fresh finish. Loft access is available.

The rear yard is well presented with white painted walls and is a lovely private space. There are some raised planters ideal for herbs or brightly coloured foliage which would offer texture and depth and an attractive backdrop to enjoy as you relax and unwind with a glass of wine or cup of coffee at the end of the day.

Tenure: Freehold
EPC: E
Council Tax Band: N/A as currently a holiday let

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Well presented 2-bedroom end-terrace home full of charm and character
- Currently operating as a successful holiday let opportunity
- Prime coastal location in the heart of Amble, within walking distance of the beach
- Bright and spacious accommodation with high ceilings throughout
- Elegant lounge featuring a charming corner bay window and feature fireplace
- Second generous reception room ideal as a dining room or additional living space
- Two spacious double bedrooms
- Excellent access to Amble harbour, marina, seafood restaurants and local amenities
- Perfect as a permanent home, coastal retreat or investment property

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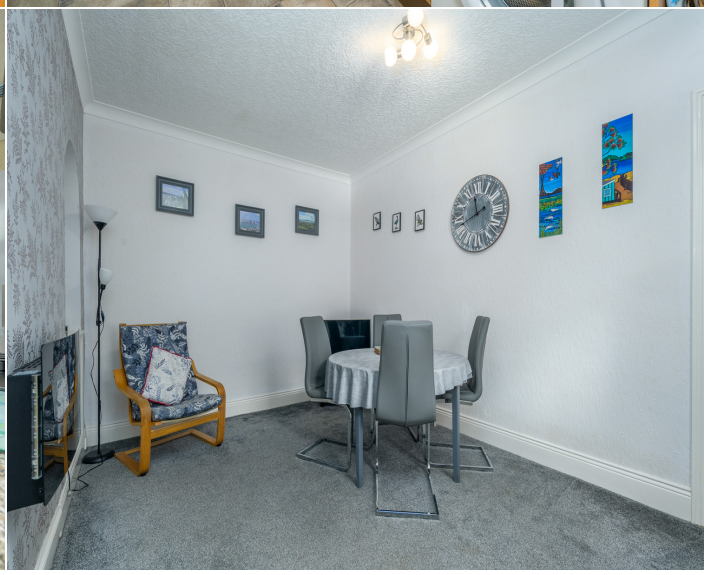




life is better at the beach























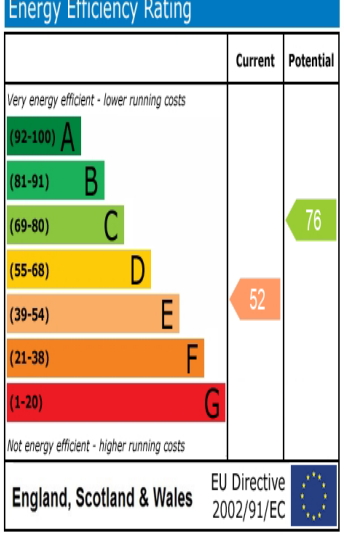

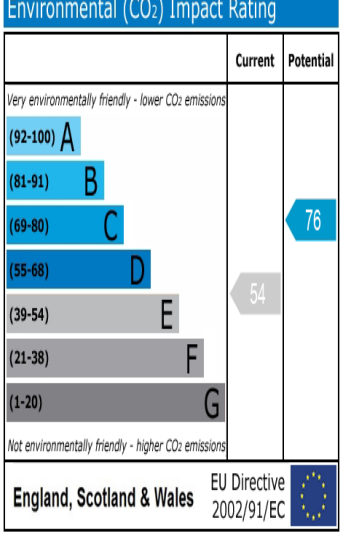

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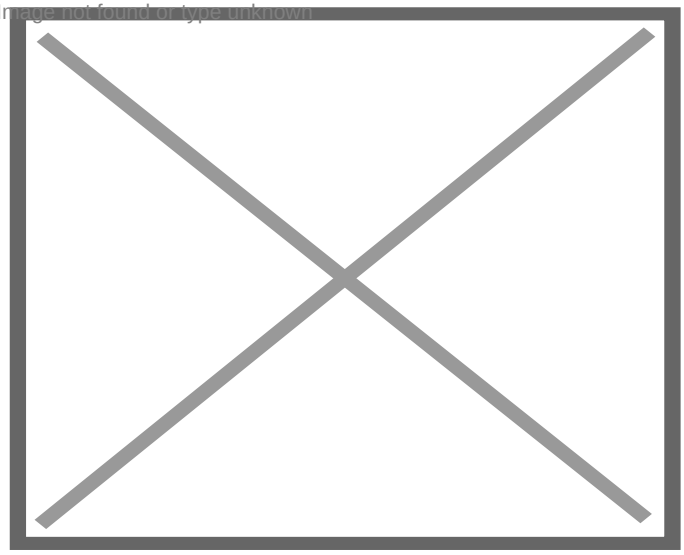
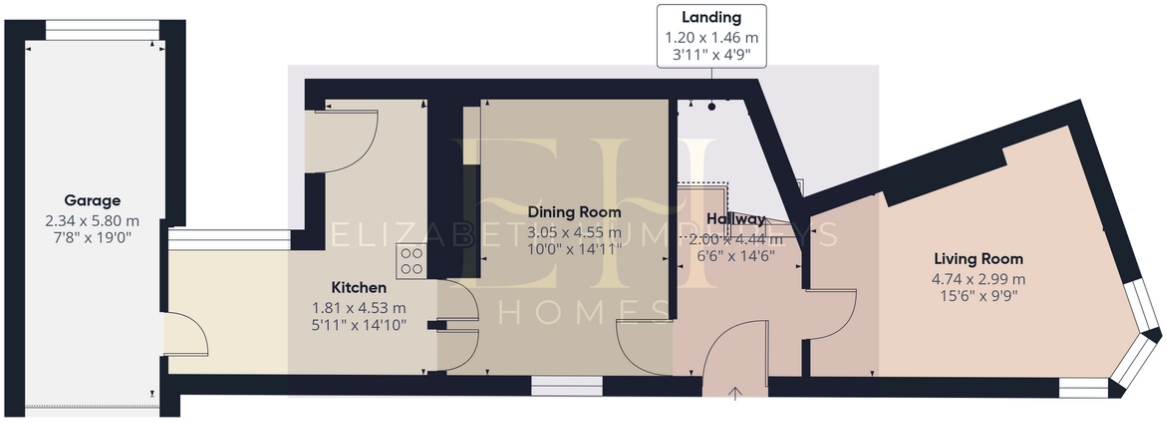
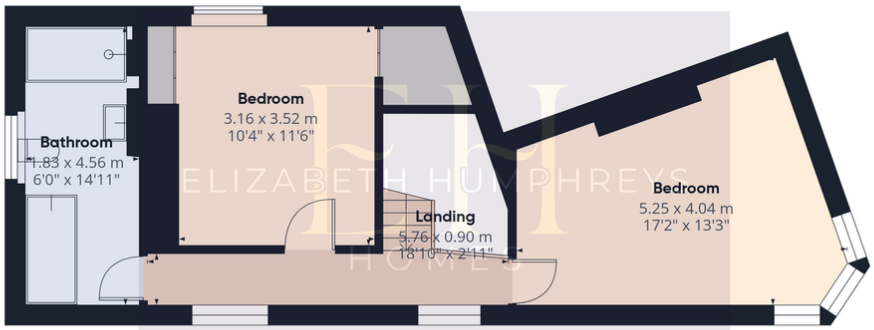




Ground Floor





Floor 1

ELIZABETH HUMPHREYS HOMES

Approximate total area(1)

111.3 m²
1198 ft²

Reduced headroom

0.7 m²
7 ft²

(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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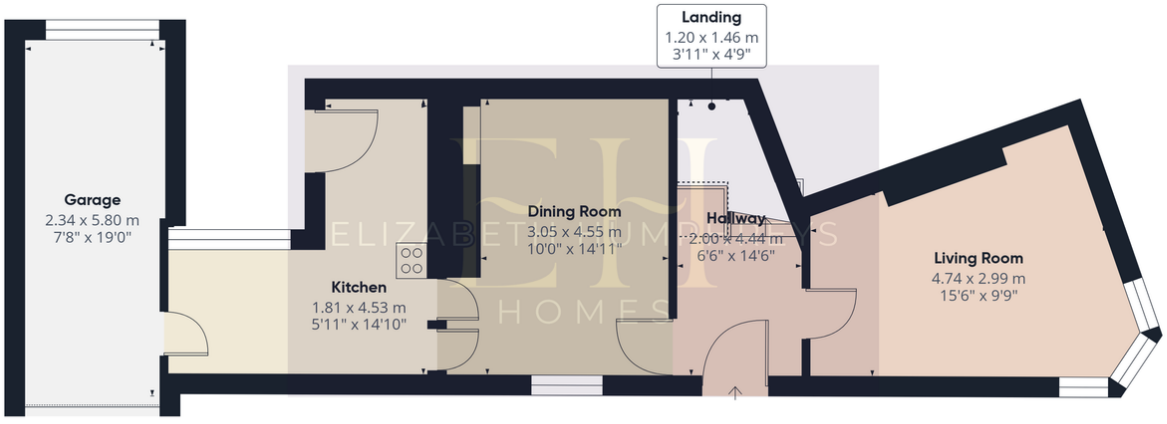
ELIZABETH HUMPHREYS HOMES





Ground Floor

ELIZABETH HUMPHREYS HOMES

Approximate total area(1)

67.1 m²
723 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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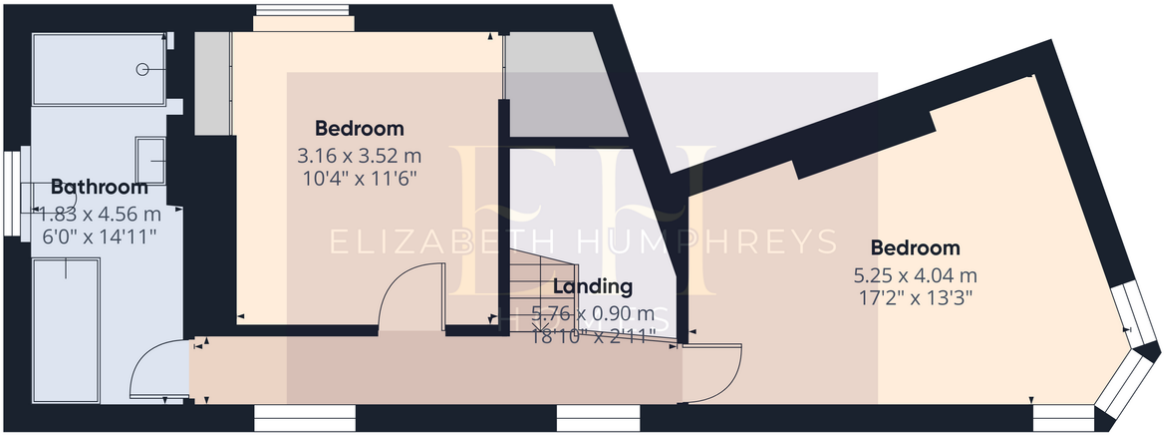

Approximate total area(1)

44.2 m²

475 ft²

(1) Excluding balconies and terraces

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W
S
N
E

Floor 1