

Gibson Street, Amble, Morpeth, Northumberland

£275,000



Full Description

A delightful dormer bungalow located in a central residential area of Amble offering spacious light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed property featuring a low maintenance front garden, block paved parking for three cars, uPVC windows and doors, gas central heating and all the other usual mains connections. The property is immaculately presented and incredibly well cared for and 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 uPVC front door opens into a superbly well designed and equipped kitchen which boasts a centre island with seating. There are a good number of wall and base units with a light grey shaker style door and a dark grey door within the centre island complemented by a natural-toned granite work surface with a large up stand extending to the windowsill which creates a stunning look. In terms of fitted equipment, there is a washing machine, a fridge-freezer, a full-sized dishwasher, a four-burner ceramic hob, an AEG under bench electric oven beneath a chimney style extractor fan, a pull-out waste container and a twin Belfast sink beneath a window which captures views to the front. The gas boiler is housed in a wall unit for ease of access and there is a bank of tall larder units adding further storage one of which is a beneficial pantry with a granite work surface and switches and sockets including USB ports. The space is finished with wood-look laminate flooring which complements the units perfectly and the traditional towel rail radiator is a further attraction.

Impressive in its size, the lounge-diner is an inviting room in which to spend time with family and friends. The fireplace, with alcoves to either side, housing a multi-fuel burner set upon a leather-look dark slate coloured granite hearth with a limestone fire surround, is an exquisite focal point enticing you to sit before it during the cooler months. The granite hearth is mirrored on the dining table surface which adds style and elegance to the overall décor of the room. Sliding doors open out to the low maintenance garden which facilitates free flow of movement between indoor and outdoor living in addition to allowing a wealth of natural light to circulate. A sumptuous carpet ensures added comfort as you move throughout.

A door leads from the lounge-diner back to the kitchen and then into the internal hallway with stairs, with storage beneath, ascending to the first floor and various doors leading off one of which providing external access to the rear of the property. Natural light enters via a window, with a granite sill, illuminating the space perfectly. There is a useful storage cupboard housing the electrical consumer unit and a further door provides convenient access to the well-placed ground floor WC. The suite comprises a Heritage-style pedestal hand wash basin and a Heritage-style toilet with a level flush, a fitted mirror and an extractor fan. The space is finished with vinyl flooring and the addition of the granite surface behind the ceramics adds elegance.

The ground floor bedroom, benefitting from en-suite facilities, is a large beautifully presented double room with a window overlooking the front of the property. The en-suite comprises a corner shower cubicle with a granite wall within, a Heritage-style close coupled toilet with a lever flush, a pedestal hand wash basin, a fitted mirror and an extractor fan. This bedroom is a superb feature of the property as it could facilitate multi-generational living or a semi-independent space for a teenager if required.

Taking the stairs to the first floor, the wide landing, with a window allowing for natural light, opens out to two bedrooms and the family bathroom. The space within the landing could easily be utilised as an office area as there is plenty of space to accommodate a desk or some comfortable seating if you so wished. Loft access is available. All the bedrooms showcase lovely, shaped ceilings and dormer windows adding charm and character.

The principal bedroom is an impressively sized double room with a Velux window and dormer overlooking the front. The space is finished with a sumptuous carpet adding comfort as you move throughout. There is plenty of space for a range of bedroom furniture including a sofa if you so wished.

Bedroom 3 is a spacious double room with a Velux window and dormer taking advantage of views to the front. Another light, bright and restful room.

The family bathroom, with vinyl flooring, comprises a Heritage-style hand wash basin with lever taps, a close coupled toilet with a lever flush, a fitted mirror, a white bath with lever taps and a shower over and a traditional towel rail radiator ensures added comfort. The space is finished with granite tiling around the bath, sink and shower areas creating a sublime look.

The outside space to the front of the property offers a pleasant low maintenance place for al fresco dining with family and friends or to relax with a cup of coffee at the end of the day. The space is secure to allow children and family pets to enjoy the area safely.

Tenure: Freehold

Council tax Band: D, £2615.39

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
- Walk to the beach and harbour area
- Coastal location
- Dormer bungalow
- Within walking distance to all amenities
- Multi-fuel burner
- Parking for three cars
- Ground floor bedroom with en-suite

Contact Us

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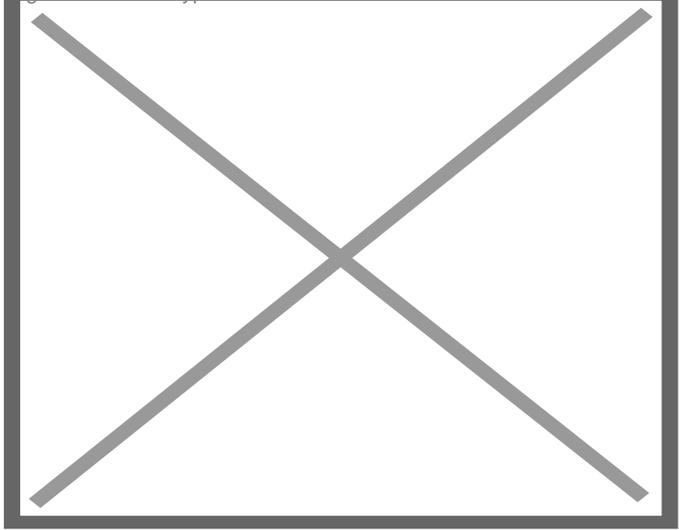


Energy Efficiency Rating

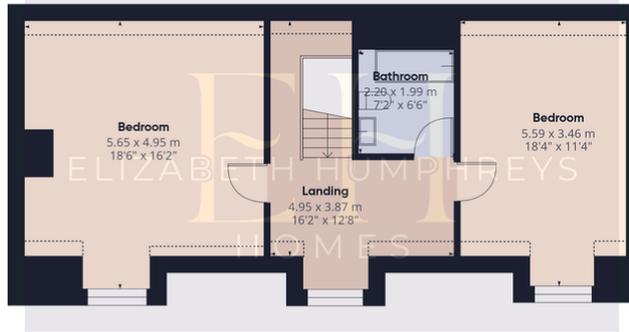
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(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



Floor 1



Approximate total area¹⁾

144.2 m²
1552 ft²

Reduced headroom

5.8 m²
63 ft²

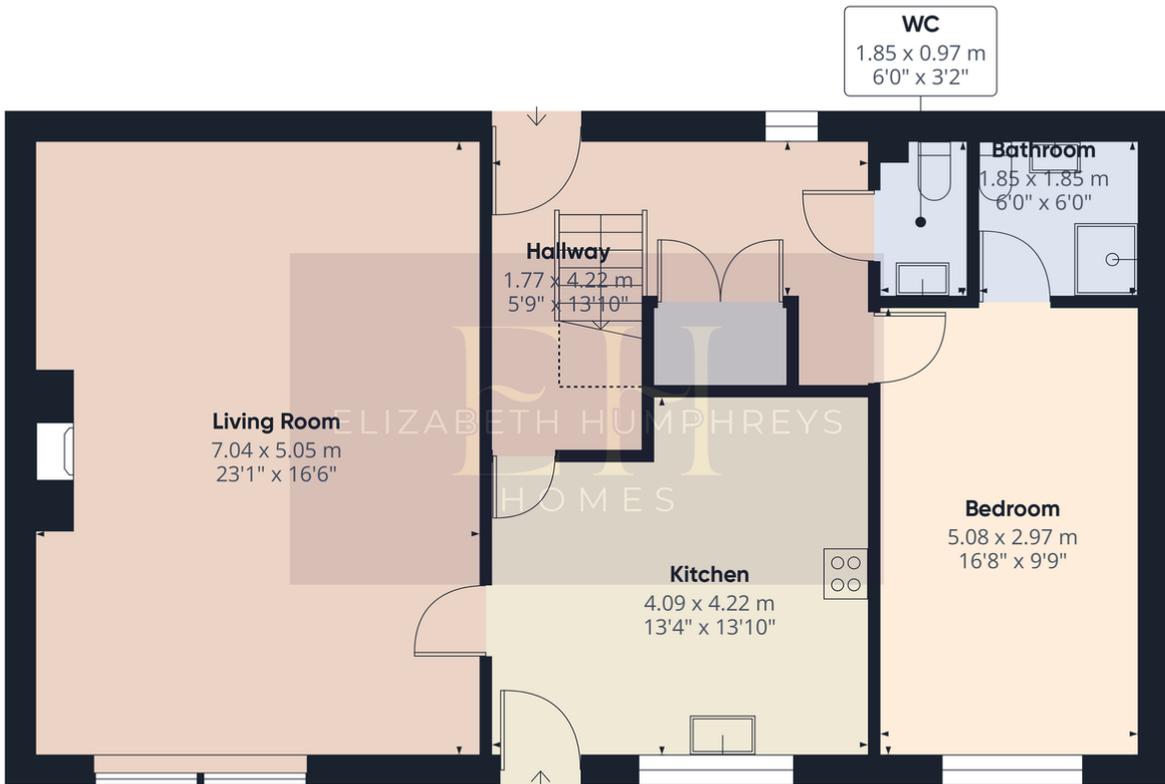
(1) Excluding balconies and terraces

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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Approximate total area^m
84.9 m²
914 ft²

Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

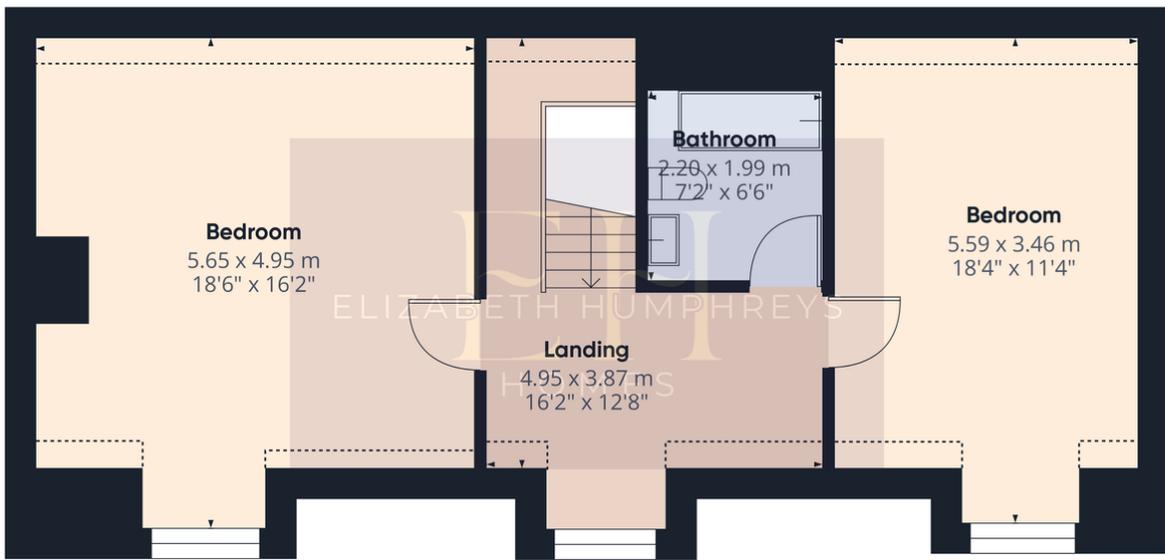
Reduced headroom
----- Below 1.5 m/5 ft

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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Ground Floor



Approximate total area^m
59.3 m²
638 ft²

Reduced headroom
5.1 m²
55 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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Floor 1