

King Edward Street, Amble, Morpeth, Northumberland

Offers Over £170,000



Full Description

An appealing property at the heart of a community. Elizabeth Humphreys Homes are proud to welcome to the market this incredibly well presented mid terraced 2 bedroomed home located in the popular fishing port of Amble. The property benefits from a low maintenance south facing courtyard garden framed by a small wall with fencing above to afford privacy: a lovely place to sit and catch the sun, quality white internal doors, gas central heating, good broadband connection, uPVC windows and a composite front door and all the other usual mains connections. This home offers light and bright contemporary 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.

Entry is via the front door which leads into an entrance porch, with laminate flooring, offering useful cloaks and shoe storage. A door opens from here into the spacious lounge which is light and bright courtesy of a large window, with a deep sill, overlooking the front of the property. A chimney breast housing a multi-fuel wood burner set upon a grey stone hearth, forms an attractive focal point whilst you chat with family and friends in this inviting room. The neutral grey décor allows the easy addition of accent colour should you so wish, and the space is finished with a sumptuous grey carpet adding comfort as you move throughout. The room benefits from plenty of sockets which allow flexibility in placement of furniture, two radiators, coving, pendant light fittings and a wall light either side of the chimneybreast. Stairs ascend to the first floor forming a further attractive feature.

The dining room is a characterful space with a chimney breast between two alcoves, a picture rail and coving and a storage cupboard in the space beneath the stairs. The grey carpet extends from the lounge creating a seamless transition between the two rooms. Natural light circulates via a large window overlooking the rear courtyard.

Located to the rear of the property, the galley style kitchen offers plenty of wall and base units with a rustic oak effect door with brushed iron-coloured furniture complemented by laminate charcoal grey work surfaces and splash back tiling in tones of aqua, beige and ivory which create a restful feel and work in harmony with the grey colour scheme throughout the property. In terms of fitted equipment, there is a fridge-freezer, a single bowl stainless steel sink with a drainer and a mixer tap, a Zanussi four ring induction hob beneath a chimney style extractor fan and a CDA electric double oven. The work surface extends to provide further seating, a large window overlooking the rear allows plenty of natural light to enter and a uPVC partially glazed door provides external access to the rear courtyard. The low maintenance ceiling incorporating spotlights adds brightness.

The bathroom, adjacent to the kitchen, comprises a P shaped bath with a shower over behind a curved shower screen, a pedestal hand wash basin and a close coupled toilet. A radiator ensures added comfort. The space is attractively tiled extending to full height around the bath and shower area and the low maintenance ceiling with a central light completes the crisp and fresh look. The dark grey tiled floor continues from the kitchen creating continuity between the different spaces.

Taking the stairs to the first floor, the landing opens out to two bedrooms both of which have lovely high ceilings adding a great sense of space and airiness. Loft access is available.

The primary bedroom is a large super king-sized room with a vertically pivoting window overlooking the front of the property. The room offers a recessed storage area, a fitted cupboard and a wall mounted television bracket. The room is finished with a lovely grey carpet which works in harmony with the grey painted walls and beautiful feature wall.

Bedroom 2 is a spacious king-sized bedroom with a window matching that of the primary bedroom which allows a wealth of natural light. This room benefits from fitted sliding door wardrobes which offer hanging and shelving space and a further cupboard, with twin louver doors, houses the recently serviced Baxi combination boiler for ease of access. The décor is tasteful, and the choice of wallpaper enhances the space perfectly.

Externally, the rear yard is secluded and offers space to house the wheeled waste containers in addition to a garden shed. There is a wooden gate providing useful access to the lane which extends along the rear of the property.

Tenure: Freehold
Council Tax Band: A £1661.01
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

- No chain
- Light and spacious
- Ready to move in to
- Seaside location
- Walk to shops
- Gas central heating
- Double glazed

Contact Us

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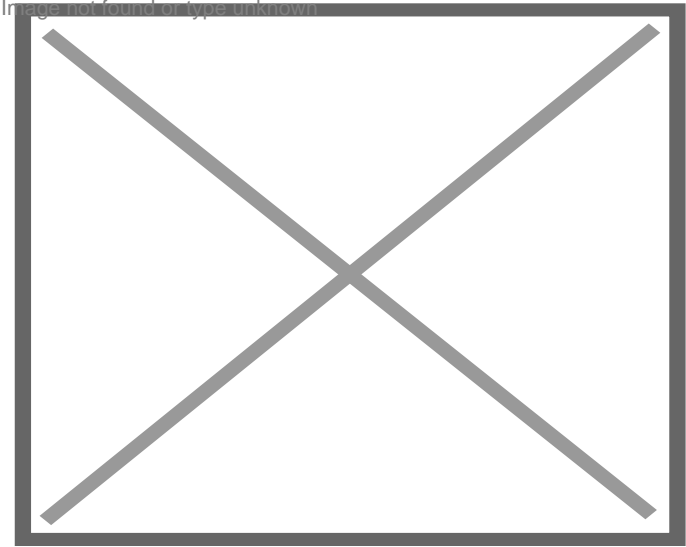






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

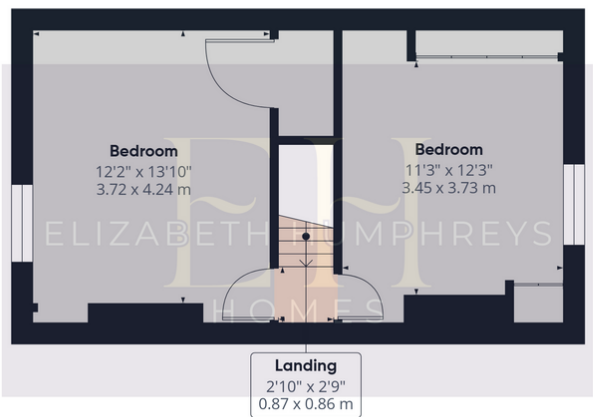




Ground Floor



Approximate total area[®]
881 ft²
81.9 m²



Floor 1

(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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Ground Floor

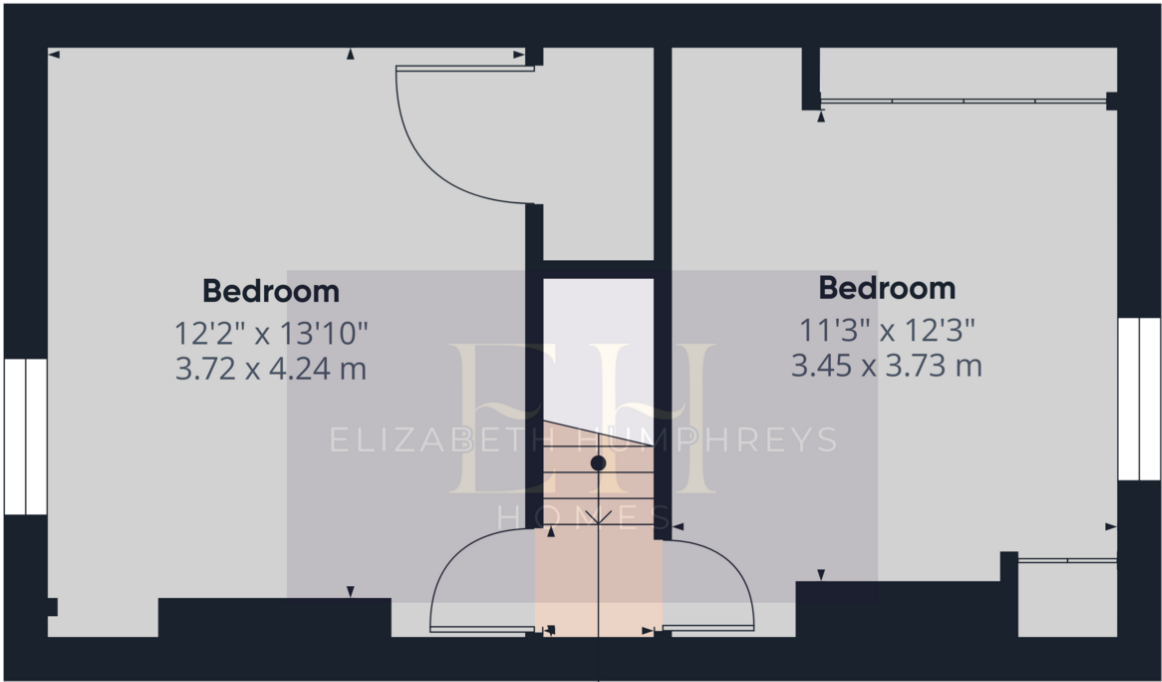


Approximate total area[®]
509 ft²
47.4 m²

(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⁾
372 ft²
34.5 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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