

Ladbroke Street, Amble, Morpeth, Northumberland

OIRO £150,000



Full Description

This stunning ground floor apartment, which has been renovated, is accessed via a uPVC front door which opens into a beneficial entrance hallway, finished with plank effect LVT flooring, offering space to hang coats and store shoes. A door to the right leads to the lounge and to the left the second bedroom. Currently a very successful holiday let.

Affectionately known as "The Friendliest Port", Amble is a thriving and increasingly sought-after coastal market town on the stunning Northumberland coastline. Combining traditional seaside charm with an excellent range of everyday amenities, it has become one of the county's most desirable places to call home.

The bustling town centre offers a superb selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and well-regarded schools, while the picturesque harbour and marina are home to the popular Harbour Village, featuring an array of retail pods showcasing local food, drink, art and crafts.

Outdoor enthusiasts are spoilt for choice, with beautiful sandy beaches, scenic coastal walks and cycling routes all within easy reach. The nearby village of Warkworth, with its historic castle and riverside walks, is just a

short distance away, while the spectacular Northumberland coastline and countryside provide endless opportunities for exploration.

Amble also benefits from excellent transport links, with convenient access to the A1068 and A1, making commuting to Alnwick, Morpeth, Newcastle upon Tyne and beyond straightforward. Mainline rail services are available from nearby Alnmouth, offering direct connections to Newcastle, Edinburgh and London.

Offering an enviable blend of coastal living, community spirit and modern convenience, Amble continues to attract buyers looking for a relaxed lifestyle in one of Northumberland's most attractive seaside towns.

With a window overlooking the front of the property, the lounge-diner is an inviting room showcasing an exposed stone wall which is a beautiful feature. There is a wood burner set upon a slate hearth with an oak mantle above. To either side there are beneficial cupboards which offer excellent storage. There is plenty of space for comfortable seating in addition to space to sit and dine. A door opens to an inner hallway which offers storage space beneath the stairs which ascend to the first-floor apartment. At the foot of the hallway, a door provides external access to the rear courtyard.

The recently fitted L-shaped kitchen offers wall and base units with a blue coloured door complemented by a contrasting white quartz effect laminate work surface and a white tiled splashback. There is a single bowl stainless steel sink, a slimline dishwasher, an integrated washing machine, an integrated fridge and an under-bench oven beneath a four-ring electric hob. An alcove with shelving is an attractive feature and a window overlooks the rear of the property allowing plenty of natural light to enter.

The principal bedroom is a large double room taking advantage of views over the rear courtyard. The high ceilings within this relaxing room add to the sense of space and coving adds elegance.

Bedroom 2 is a good-sized double room with a window overlooking the front of the property. This light and bright room showcases a feature wall and there is plenty of space for a range of additional bedroom furniture.

The bathroom comprises a large walk-in shower cubicle with a waterfall shower head and a separate showerhead within, a chrome towel radiator and a vanity unit combining a concealed cistern toilet and a hand wash basin with a wall mounted illuminated mirror above. The space is finished with stone effect wet walling which creates a sleek and stylish look and a window overlooks the rear. Additional lighting is by way of ceiling spotlights within the low maintenance ceiling.

The L-shaped rear courtyard is a private and secluded space in which you can relax and unwind at the end of the day. The space is partially gravelled offering space for outside seating, and the artificial grass provides colour and an alternative space to sit. There is a barbecue area and a shed ideal for the tidy storage of garden accessories. A gate opens to the lane which extends along behind the properties.

Tenure: Freehold

Council Tax Band: Ladbroke Street is currently paying business rates.
EPC: C

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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

- Investment potential
- Stone built
- Period home
- Ground floor living a great alternative to a bungalow
- Short walk to the beach and marina area
- Light and spacious
- Very well presented
- Well designed and renovated.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

