

# Middleton Street, Amble, Morpeth, Northumberland

Offers Over £195,000



## Full Description

A beautifully refurbished stone-built terraced property finished to a high standard. Elizabeth Humphreys Homes are proud to welcome to the market this incredibly well presented mid terraced 3 bedroomed home located in the popular fishing port of Amble. The property benefits from a larger than usual rear courtyard, uPVC double glazed windows, quality oak internal doors, a new kitchen and bathroom, gas central heating, good broadband connection, 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 uPVC front door which opens into an entrance porch with useful space to hang coats and a cupboard housing the consumer unit for ease of access. The space is finished with light wood effect LVT flooring which continues throughout the ground floor creating a seamless transition between the different spaces.

The first main door opens to the spacious lounge which showcases a central fireplace with a stone hearth and brick effect surround forming an attractive focal point between two alcoves which add character in addition to space to house a range of furniture. A large window, with a deep sill, overlooking the front of the property allows a wealth of natural light to circulate illuminating this neutrally decorated space beautifully.

Leading from the lounge, the newly fitted kitchen-diner is well-equipped and offers plenty of space to sit and dine. There are a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting wood effect work surface and black splash back tiling. In terms of fitted equipment, there is a single bowl stainless steel sink with a mixer tap above, a slimline dishwasher, an under-bench oven and a four-place induction hob beneath a charcoal-coloured chimney style extractor fan. There is plumbing and space for a washing machine and the boiler is housed in a wall unit for ease of access. A large window overlooks the rear courtyard with further lighting by way of ceiling spotlights. A partially glazed door provides external access, and a further door opens to a ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind and a pedestal hand wash basin with a tiled splash back. A radiator ensures added comfort.

Taking the stairs to the first floor, the split-level landing opens out to three bedrooms, a shelved storage cupboard and the family bathroom. A sumptuous carpet furnishes the bedrooms, and the bathroom is finished with wood effect LVT flooring.

The primary bedroom is a large double room with a window taking advantage of views to the front of the property. The window, with panelling to either side and a deep sill, forms an attractive feature of this light, bright and restful room.

Bedroom 2 is a relaxing double room with a window overlooking the rear of the property.

Bedroom 3 is a light and airy single room, with a window with panelling to either side, capturing views to the front. All the bedrooms are neutrally decorated allowing the easy addition of accent colour should you so wish.

The family bathroom comprises a close coupled toilet with a push button behind, a white high gloss vanity unit with a sink on top, an extractor fan, a white bath and a shower cubicle with a pivot door and separate shower head within. The space is finished with half height tiling which extends to full height within the shower cubicle and a window, with a deep sill, overlooks the rear courtyard allowing plenty of natural light.

The property continues to impress with its large rear yard, with attractively painted stone walls, which is the ideal space in which to relax and enjoy the sunshine at the end of a busy day. A gate leads out from here to the lane which extends along behind the terrace of properties and the yard is spacious enough to park a car within if you so wished.

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

- Stone built
- No chain
- Ground floor WC
- Period home
- Courtyard
- Modernised by the current owner
- New kitchen
- New bathroom
- New windows
- Walk to the beach
- Light and spacious
- Sought after location

## Contact Us

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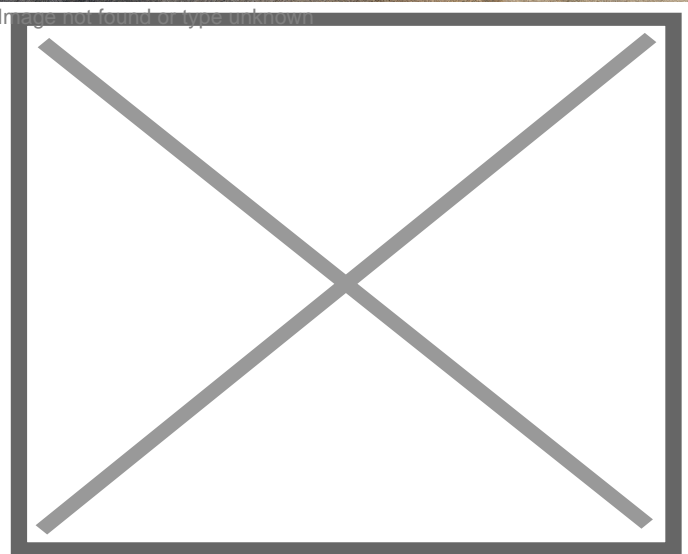


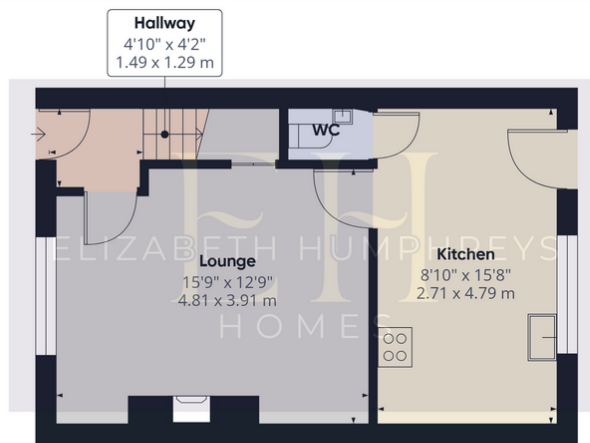




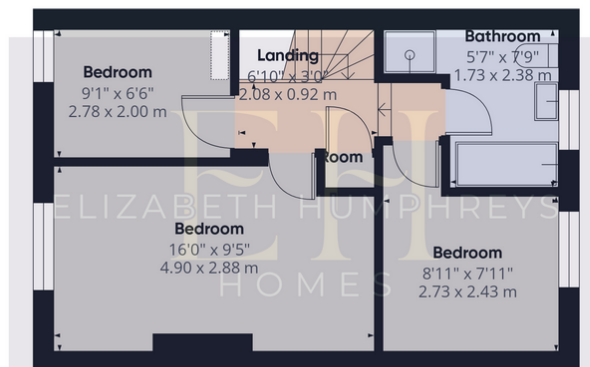
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
762 ft<sup>2</sup>  
70.8 m<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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