

# North Bank, Turner Street, Amble, Morpeth, Northumberland

Guide Price £250,000



## Full Description

This property is ideally placed to enjoy all that Amble has to offer in addition to being a short distance from the stunning coastline. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed bungalow benefitting from a low maintenance rear garden, uPVC windows and doors, gas central heating and all the other usual mains connections.

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 welcoming hallway benefiting from a good-sized storage cupboard which offers space to hang coats and store shoes in addition to housing the gas boiler for ease of access. A second door opens to an L shaped main hallway which provides convenient access to the principal living spaces.

Well-equipped, the kitchen offers a good number of wall and base units with a cream-coloured shaker style door complemented by a wood-look work surface. There is a four-place ceramic hob beneath a stainless-steel chimney style extractor fan, an under-bench oven and a bowl and a half stainless steel sink. There is space and plumbing for a dishwasher and a washing machine and there is further room to accommodate an American style fridge freezer. A door, with a glass insert, leads into the conservatory which is a superb additional living space with its many windows and a sliding door opening to the rear yard facilitating free flow of movement between indoor and outdoor living. The space is finished with LVT flooring.

Welcoming and inviting, the lounge-diner is a light and bright room with two windows to the side and a sliding door which opens to the decked area making this a lovely sociable place in which to entertain family and friends with space to accommodate comfortable seating and a dining table and accompanying chairs.

Passing a large storage cupboard, the hallway continues to the bedroom accommodation all of which are light and bright rooms completed with a carpet adding comfort as you move throughout.

The principal bedroom is a large double room to the front of the property. There is plenty of room for a range of storage options.

Bedroom 2 is a spacious double room with a window taking advantage of views of the rear garden. This room also offers plenty of space for a variety of storage options.

Bedroom 3 is a good-sized single with a window overlooking the front of the property.

The bathroom is spacious and comprises a bath, a double sized low-profile shower tray with a water fall shower head and a separate shower head within behind a glass screen, a hand wash basin on top of a vanity unit, a close coupled toilet with a push button behind and a chrome heated towel rail ensures added comfort. The space is finished with wet walling around the bath and shower area with vinyl flooring completing the look. Natural light enters via a window to the side.

Externally, the rear garden is a low maintenance space in which to relax and unwind at the end of the day. The decked area, with an area of artificial grass, is the perfect place in which to enjoy al fresco dining with family and friends after a day exploring this lovely coastal town and surrounding area. Driveway parking.

Tenure: Freehold

Council tax Band: B, £2034.19 for the 2026/2027 tax year

EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Low maintenance outdoor space with a lot of potential
- No Chain
- Off street parking
- Charming seaside home
- Beautiful bright property ready to welcome you
- Three bedrooms
- Well equipped kitchen
- Spacious lounge/ diner
- Patio doors leading out to the perfect BBQ area
- Within walking distance to all Amble has to offer
- Bus routes
- Seaside location
- We have added furniture to some of the external photographs to show you what potential this property has!

## Contact Us

### **EH Homes**

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)







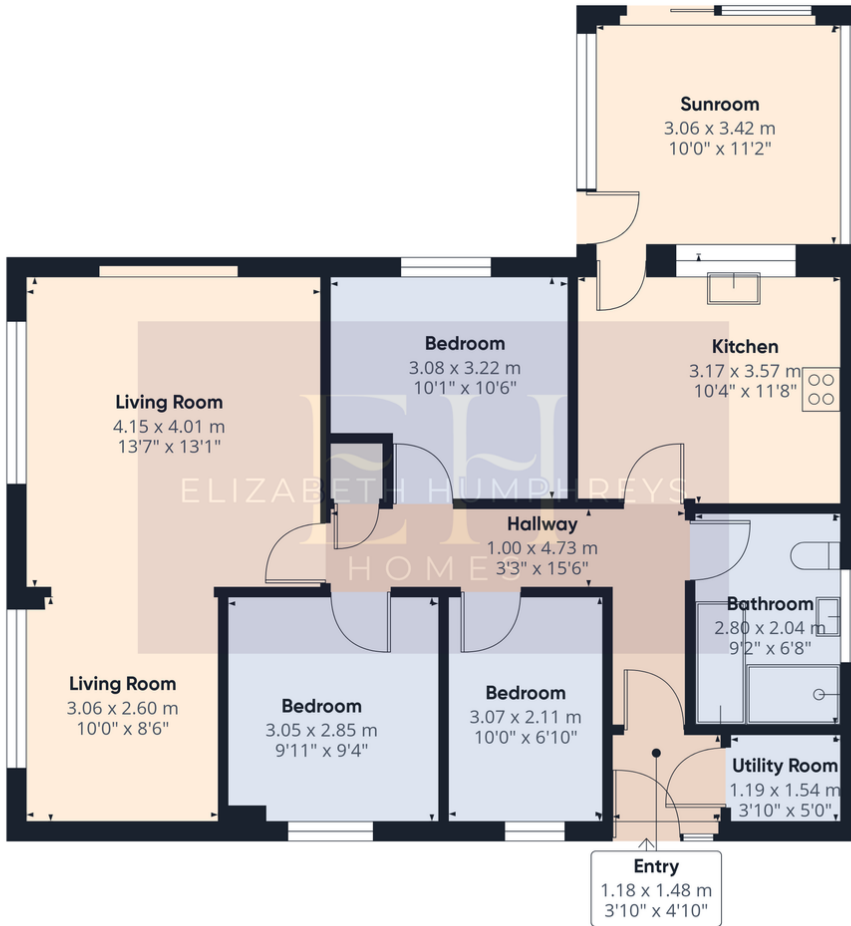
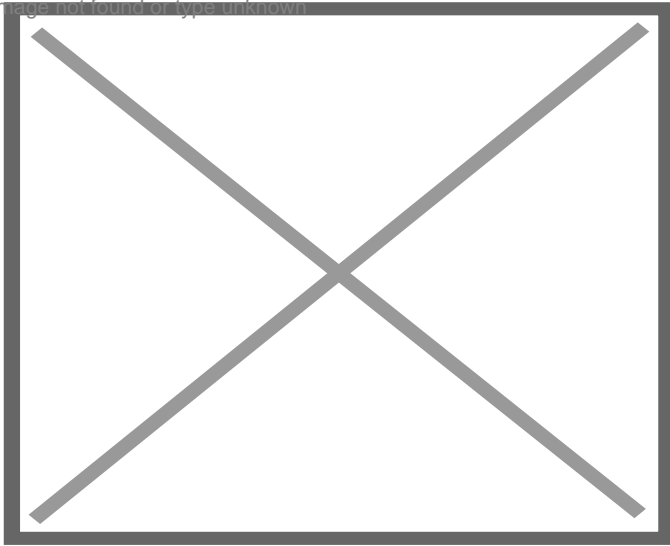




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	69
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	67
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

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**Approximate total area<sup>(1)</sup>**  
89 m<sup>2</sup>  
959 ft<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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