

# Percy Street, Amble, Morpeth, Northumberland

OIRO £170,000



## Full Description

A well-presented home located in a desirable residential area of Amble. Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant light and bright 2 bedroomed property benefitting from uPVC windows and doors, on street parking, gas central heating and all the other usual mains connections. Ground floor WC. First floor bathroom. Sold with no chain, this lovely home 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 an internal hallway with stairs ascending

to the first floor and an original wooden door leading to the lounge. Gloriously light and bright courtesy of a large window overlooking the front of the property, this room is an inviting space in which to spend time with family and friends. A stone-look fireplace, with an electric fire within, forms a pleasant focal point enticing you to sit before it during the cooler months.

A pair of wood and glass doors lead into the spacious dining area which benefits from a useful storage cupboard.

A further pair of doors open into the kitchen which offers space for a dining table and accompanying chairs in addition to a good number of wall and base units with a neutral-coloured door complemented by white splash back tiling. There is an integrated fridge-freezer, a single bowl stainless steel sink and space for a free-standing cooker. A window overlooks the rear yard, and a uPVC door provides external access. A door opens into a useful ground floor WC which houses a close coupled toilet.

Taking the stairs to the first floor, the landing opens out to two large bedrooms and a bathroom. Loft access is available.

The primary bedroom to the front of the property is a large double room with a fitted cupboard and further low level fitted storage. The original door and picture rail add charm and character.

Bedroom 2 is a double room with a view over the rear of the property. The Baxi combi boiler is housed in a cupboard for ease of access and another cupboard and wardrobe offer further beneficial storage. Again, the original door and picture rail enhance the style of this restful room.

The bathroom, with white and blue mosaic tiling capturing the seaside theme, comprises a white bath with shower taps over, a pedestal wash hand basin, a close coupled toilet with a push button and a white heated towel rail ensures added comfort. A window to the rear allows for natural light.

The rear courtyard is an attractive space in which you can relax and unwind after the hustle and bustle of the day. There is a garden area to one side with the other side offering a pleasant seating area.

Freehold

EPC: D

Council Tax Band: A, £1661,01

#### 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
- Extended
- Kitchen diner
- Ground floor WC
- Light and spacious
- Upstairs bathroom
- Lovely spacious rear courtyard
- Close to shops
- Walk to the beach easily

## Contact Us

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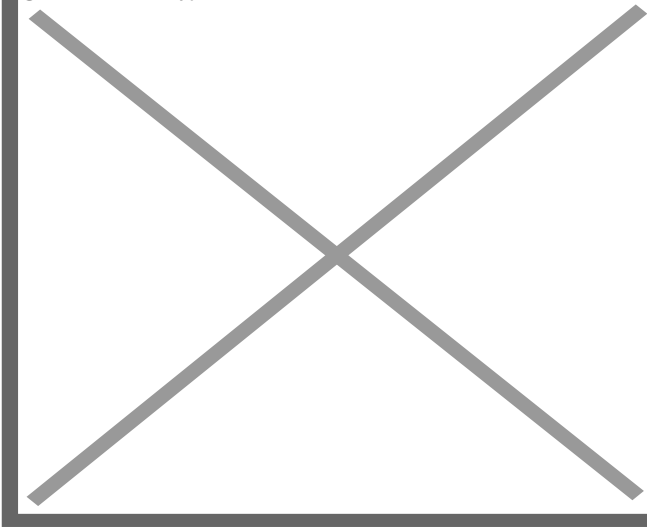




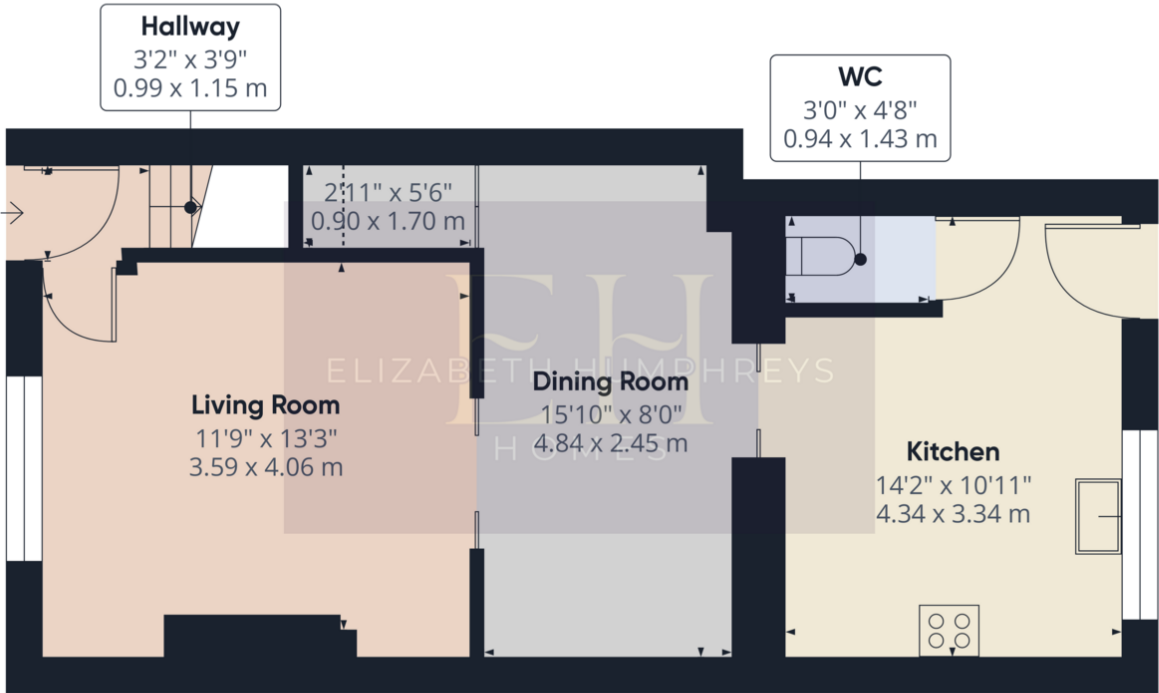




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Approximate total area<sup>(1)</sup>  
484.05 ft<sup>2</sup>  
44.97 m<sup>2</sup>

Reduced headroom  
3.44 ft<sup>2</sup>  
0.32 m<sup>2</sup>

(1) Excluding balconies and terraces

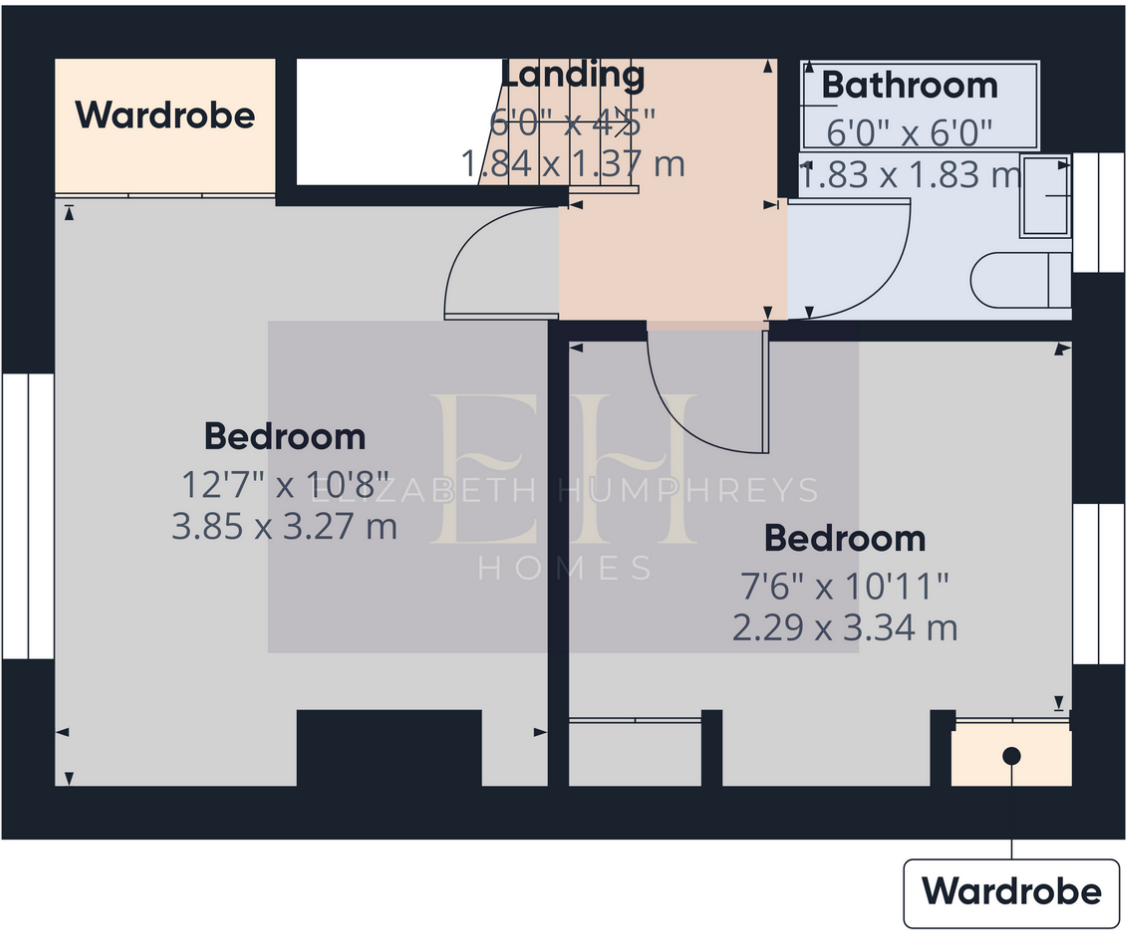
Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area<sup>(1)</sup>  
310.54 ft<sup>2</sup>  
28.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1