

Priory Park, Amble, Morpeth, Northumberland

Offers Over £200,000



Full Description

A family friendly home ideally located within walking distance of many of the local amenities. Elizabeth Humphreys Homes are delighted to welcome to the market this 4 bedroomed semi-detached property situated in the popular town of Amble. The property benefits from driveway parking, a low maintenance rear garden, uPVC windows and doors, excellent storage, 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.

Entry is via the front door which opens into the entrance porch which offers

useful space to hang coats and store shoes. The recently fitted electrical consumer unit is housed here for ease of access. A door opens from here into the open plan lounge-diner which flows freely into the kitchen. Stairs ascend to the first floor and there is access to a ground floor WC. The garage has been remodelled into a ground floor bedroom with a utility room to the rear.

The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet and a corner hand wash basin above a vanity unit.

The ground floor bedroom is a superb room with a window taking advantage of views to the front of the property. This is an excellent multi-use room and could be utilised as a snug, a music room, a playroom or a home office depending on your requirements.

The utility room houses the boiler for ease of access and offers further storage, including a loft space. There is a single bowl stainless steel sink, space and plumbing for a washing machine and space for a tumble dryer. A door provides external access to the rear garden.

The welcoming lounge-diner is light and bright courtesy of a large window overlooking the front of the property. There is plenty of space to relax with family and friends before a gas feature fireplace which forms an attractive focal point. The room flows into the dining area which comfortably accommodates a dining table and accompanying chairs. The space is finished with a carpet which transitions into attractive tile effect vinyl flooring within the kitchen. With a window overlooking the rear garden, the kitchen offers a good number of wall and base units with a cream high gloss handleless door complemented by a contrasting wood look laminate work surface and a striking tiled splashback. In terms of fitted equipment, there is a slimline dishwasher, an oven with a grill above, a four-place induction hob beneath an extractor fan and a single bowl stainless steel sink. There is further space for a free-standing fridge freezer.

The conservatory is a superb additional living space and takes full advantage of the rear garden views. This a lovely room in which you can relax throughout each season.

Taking the stairs to the first floor, the landing opens out to three bedrooms, a useful airing cupboard, and the family bathroom. A window on the landing allows plenty of natural light to circulate adding to the sense of space and there is loft access available. All the bedrooms are finished with carpet adding comfort as you move throughout and the bathroom is finished with vinyl flooring.

The primary bedroom is a spacious double room taking advantage of views to the front of the property. This room has plenty of storage.

Bedroom 2 is a good-sized double room with a window overlooking the rear of the garden. There is plenty of space for a range of storage options.

Bedroom 3 is a single room to the front of the property. Light and bright, this is another restful room.

The family bathroom comprises a large shower cubicle with a single shower head within, a close coupled toilet with a push button behind, a vanity unit with a hand wash basin on top and a window allows for natural light. The space is tiled to half height, extending to full height around the shower area, with the remaining space completed with wet walling.

The private rear garden is low maintenance with a sizeable paved area ideal for al fresco dining with family and friends. There are planters which demarcate an area of artificial grass framed by a paved path and a range of well stocked pots add depth and texture. There are two sheds perfect for the storage of garden accessories. This is a lovely secluded outside space in which you can relax and unwind at the end of the day and enjoy a glass of wine or cup of coffee.

Tenure: Freehold
Council Tax Band:
EPC: D

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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

- Spacious 4-bedroom family home in the highly sought-after coastal town of Amble
- Private driveway parking
- Versatile ground-floor fourth bedroom ideal as a home office, playroom, snug, guest room, or hobby space.
- Bright and welcoming open-plan lounge-diner
- Modern fitted kitchen with induction hob, integrated oven, slimline dishwasher, and stylish high-gloss cabinetry.
- Additional conservatory living space overlooking the garden
- Convenient ground-floor WC and separate utility room
- Private, low-maintenance rear garden with patio
- Fantastic location within walking distance of shops, schools, healthcare facilities, restaurants, harbour attractions, and Amble's beautiful coastline.

Contact Us

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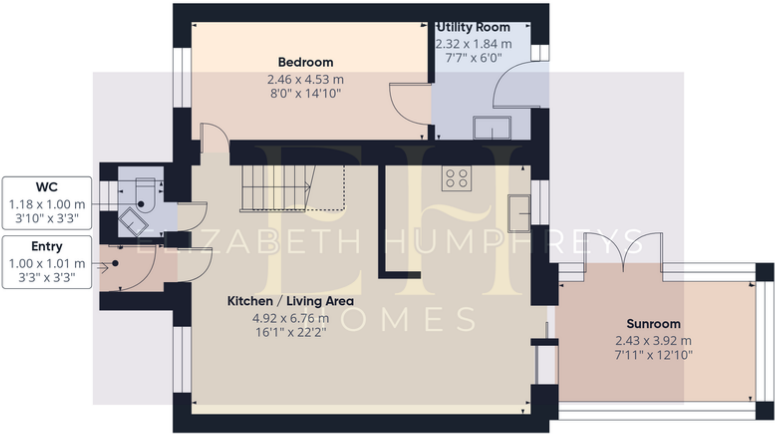
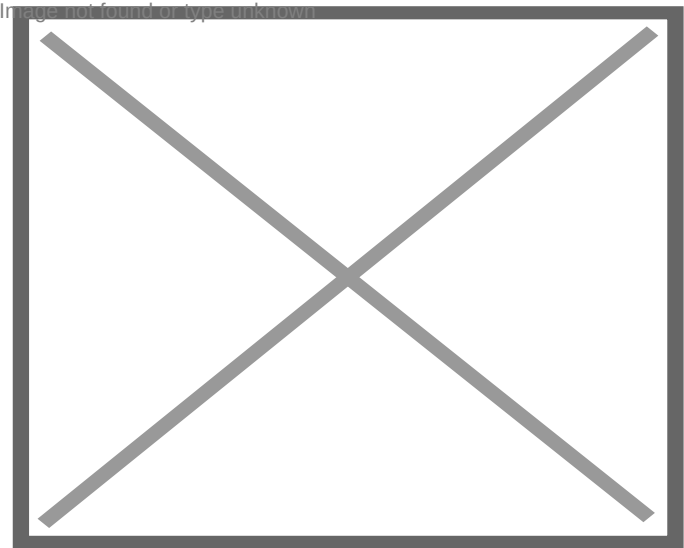






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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



Floor 1



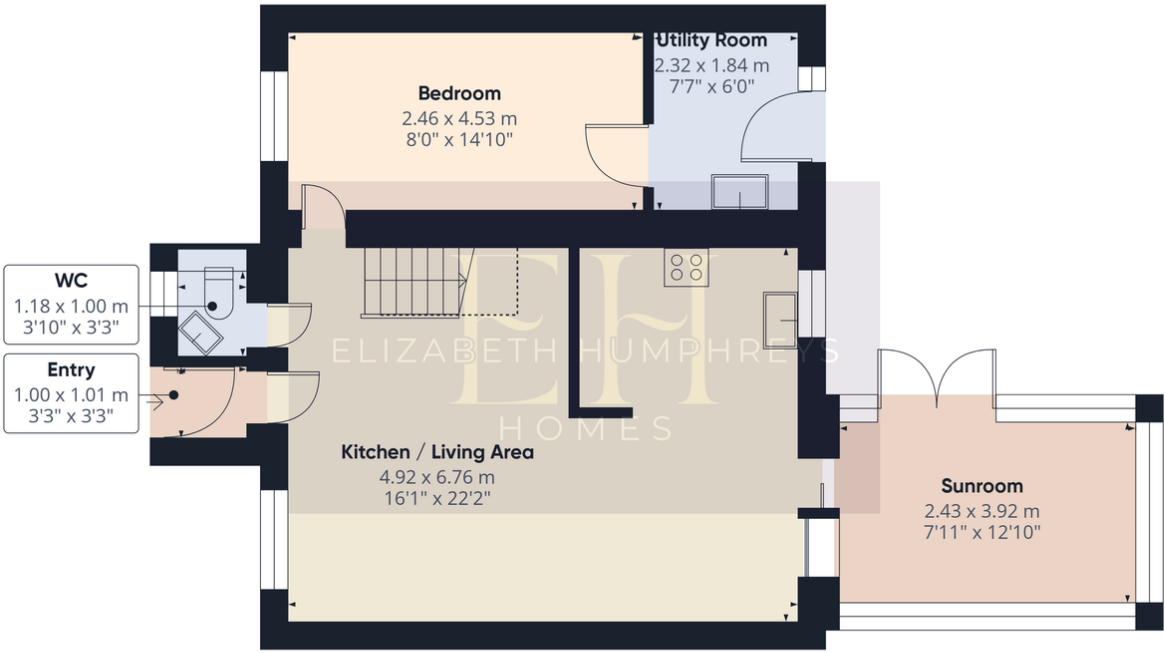
Approximate total area^m
92.9 m²
1000 ft²
Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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^m
63.1 m²
679 ft²

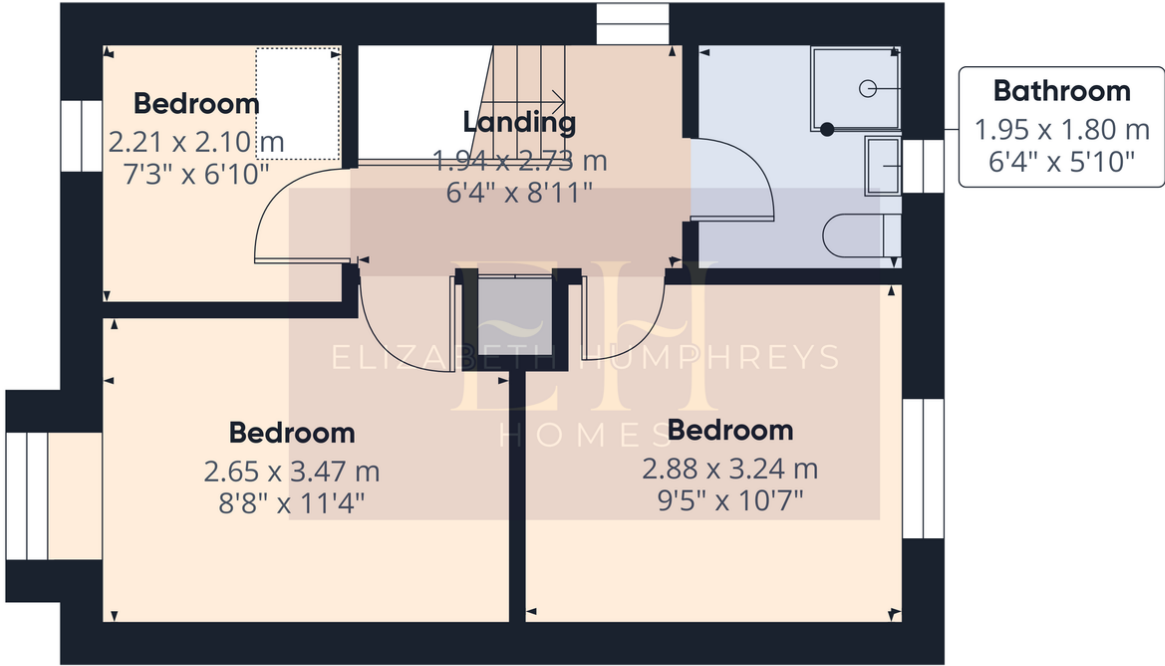
Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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^m
29.8 m²
321 ft²

(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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