

Stephenson Road, Amble

Offers Over £125,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this pleasant 2 bedroomed semi-detached property brimming with potential. In need of modernisation, the property which is well placed to enjoy all that Amble and the local area has to offer, benefits from low maintenance front and rear gardens, uPVC windows and a composite front door, gas central heating, and all the other usual mains connections and is the perfect canvas upon which to create your ideal home, or holiday home, close to the stunning Northumberland coastline.

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 garden is an attractive space with an area of lawn with mature shrubs and bushes framed by a low stone wall. The front door opens into an internal hallway with stairs, with beneficial storage beneath, ascending to the first floor and one main door leading off. A window at the foot of the stairs illuminates the space beautifully and adds character to the hallway.

The living-dining room features a large picture window overlooking the front and a pair of sliding doors opening into a garden room to the rear. This light and bright space is a comfortable room in which to spend time with family and friends sitting before a feature fireplace which forms an attractive focal point. The metal framed garden room offers a superb additional living space from which views of the rear garden can be enjoyed whilst relaxing with a cup of coffee or reading a book.

The kitchen leads from the dining room and offers a useful number of wall and base units. There is a single bowl stainless steel sink, space for a cooker, a washing machine and further under bench appliances. The room is finished with wood look vinyl flooring which is easy to maintain and keep clean. There is access to a cupboard beneath the stairs which would be ideal as a pantry if you so wished and a door provides external access to the side of the property.

Taking the stairs to the first floor, the L shaped landing, with a window allowing for natural light, opens out to two bedrooms, the bathroom and a beneficial storage cupboard. Loft access is available.

The primary bedroom is a good-sized double room with two windows to the front of the property. This room offers a fitted wardrobe but also presents plenty of space to accommodate further bedroom furniture.

Bedroom 2 is a large single room with a picture window taking advantage of views to the rear with the sea in the distance. Built in storage is available.

The bathroom comprises a bath, a full pedestal Heritage style hand wash basin and a close coupled toilet. The space is fully tiled and natural light enters via a window with privacy glass.

Externally, the rear garden is a private space in which you can relax after a busy day at work or exploring this area of outstanding natural beauty. Partly lawned and partly paved, the garden offers plenty of space to sit and enjoy the pleasant backdrop of two well stocked borders which are an attractive feature. A flat roofed garage can be usefully accessed from the garden and there is a further storage shed to the side.

Tenure: Freehold
Council Tax Band:
EPC: Ordered

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
- In need of some modernisation
- Light and spacious
- Garage
- Garden
- Parking
- Close to the beach

Contact Us

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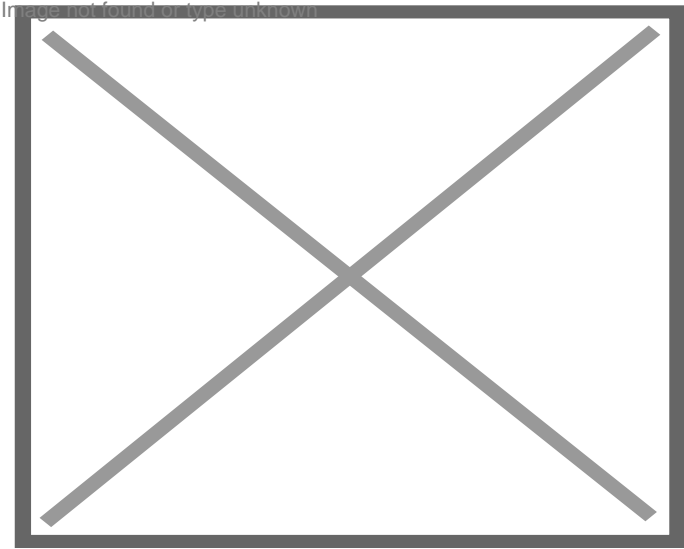


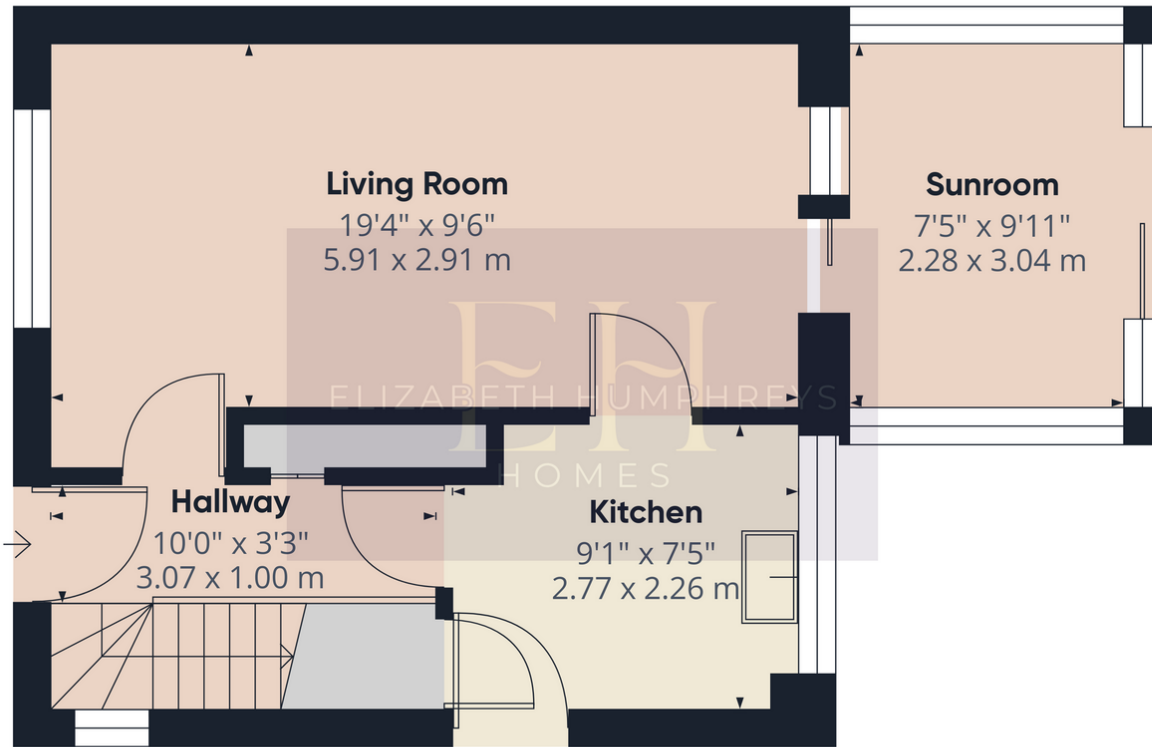






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





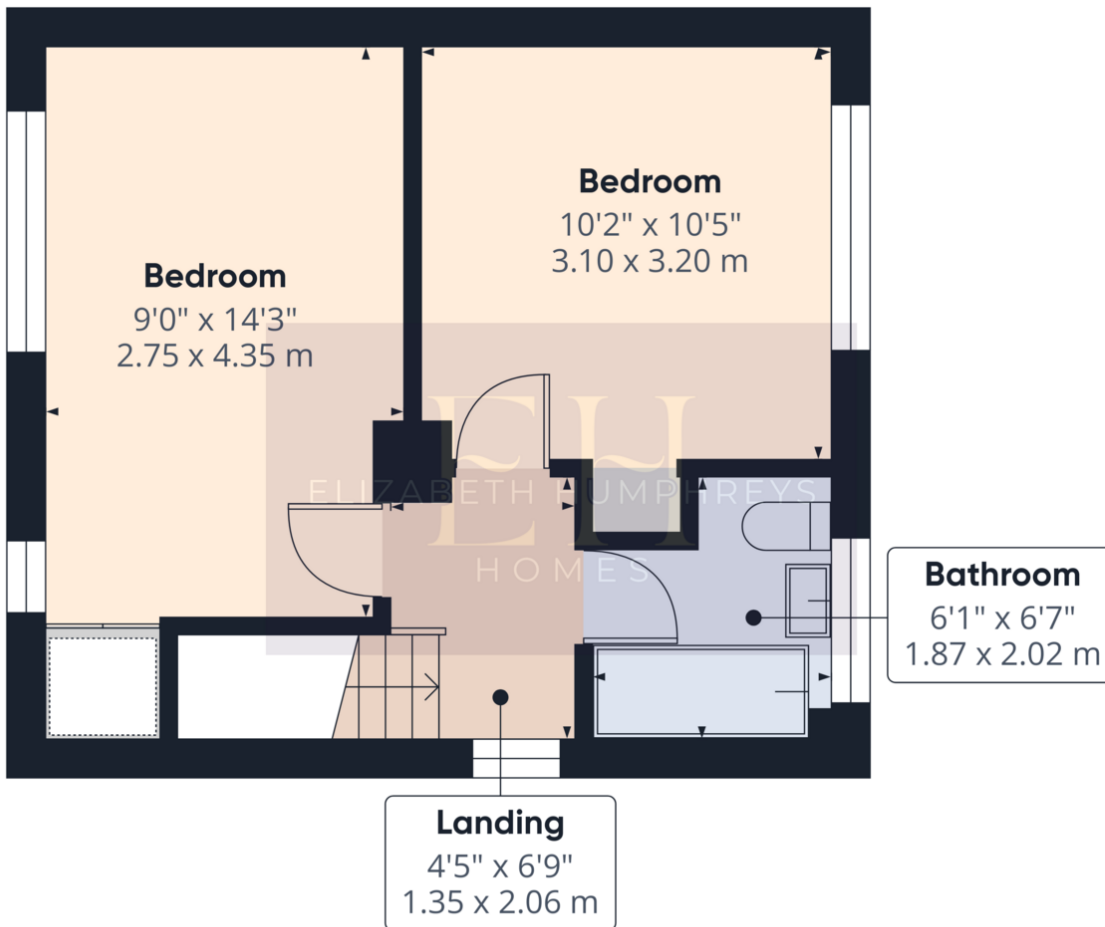
Ground Floor Building 1

Approximate total area⁽¹⁾
408 ft²
37.9 m²

(1) Excluding balconies and terraces

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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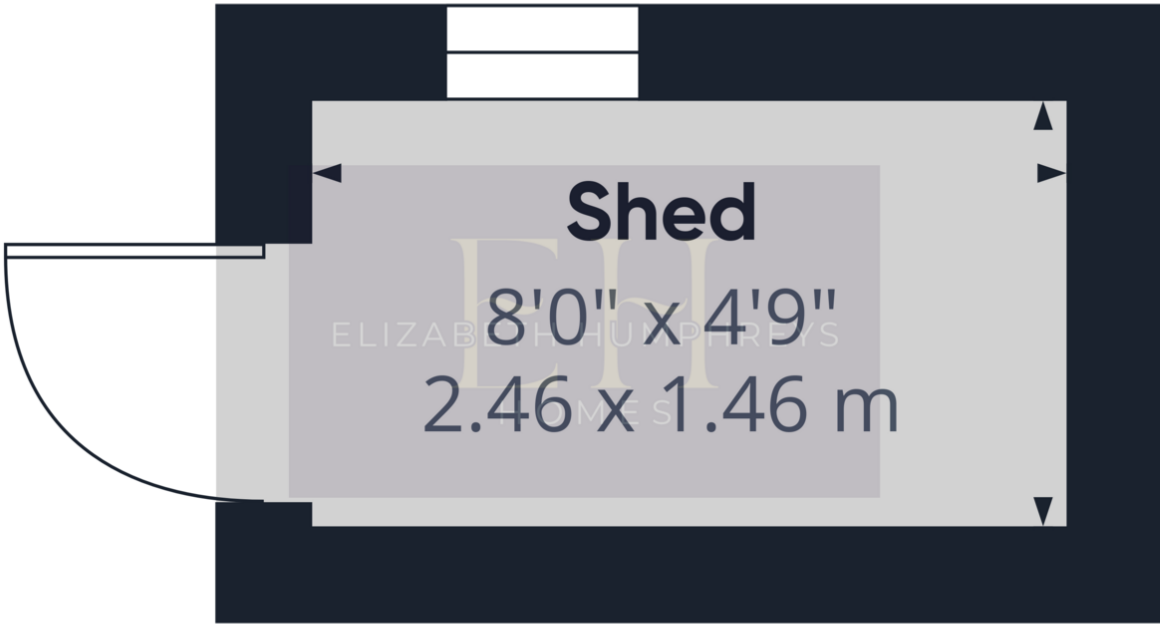
Floor 1 Building 1

Approximate total area⁽¹⁾
302 ft²
28 m²

(1) Excluding balconies and terraces

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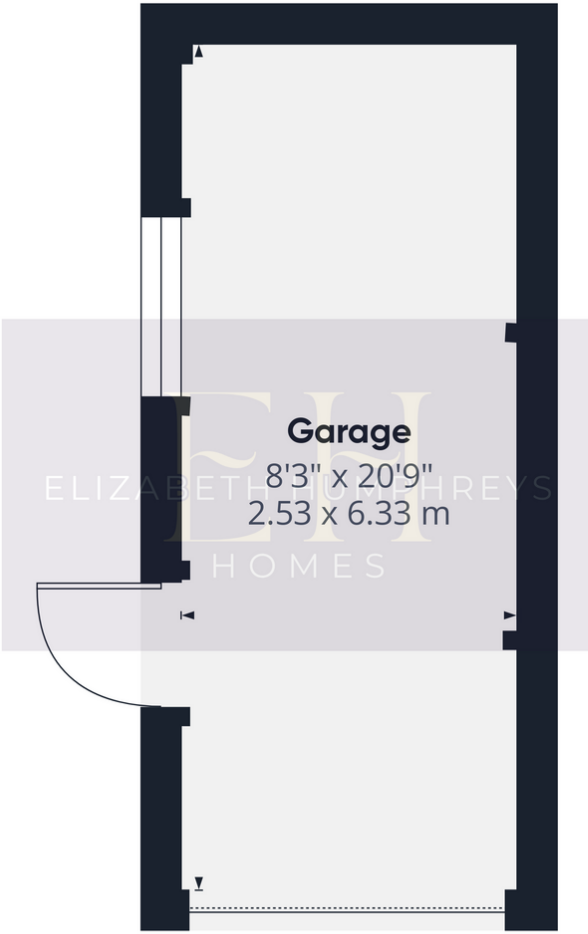
Approximate total area⁽¹⁾
39 ft²
3.6 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2



Approximate total area⁽¹⁾
175 ft²
16.3 m²

(1) Excluding balconies and terraces

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Ground Floor Building 3