

# Windsor Terrace, Amble

Offers Over £145,000



## Full Description

Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 2 bedroomed mid-terraced home located in the popular fishing port of Amble. This exciting property which boasts a low maintenance front garden accessed from a pedestrianised street, benefits from a newly fitted kitchen and bathroom, a full re-wire, off street parking to the rear, gas central heating, uPVC windows and doors and all the other usual mains connections. This delightful home offers light and bright living in a superb location and is a property 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.

A uPVC door opens into an internal hallway with stairs ascending to the first floor and one main door which leads to the lounge.

Beautifully light and bright and with a lovely high ceiling, the lounge is an inviting room in which to spend time with family and friends. The space is finished with a sumptuous grey carpet which is illuminated by natural light entering from an attractive box bay window which overlooks the lovely front garden. A fireplace forms a pleasant focal point enticing you to sit before it during the cooler months. The room flows freely into the dining room where there is plenty of space to accommodate a dining table and accompanying chairs. There is access to a cupboard beneath the stairs, and the consumer unit and gas boiler are housed in a cupboard for ease of access. A large window overlooks the rear yard allowing for a good amount of natural light.

The newly fitted kitchen, within the extended part of the home, is bathed in natural light with two windows one to the rear and one to the side. There are plenty of wall and base units with a dove grey coloured shaker style door complemented by a wood effect work surface with a matching up stand. There is a chimney style extractor fan above a four-ring induction hob, an under bench electric oven and a single bowl stainless steel sink with an attractive tap over. There is plumbing and space for a washing machine and space for a fridge freezer. A uPVC door provides external access to the rear courtyard where there is space for off street parking.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom.

The primary bedroom is a large light and bright double room with a window taking advantage of views to the front of the property.

Bedroom 2 is a spacious double room with a window overlooking the rear. Both the bedrooms are finished with a newly fitted grey carpet adding comfort as you move throughout.

The family bathroom, also newly fitted, offers a white bath with a separate shower head and a water fall shower head over behind a glass shower screen, a white high gloss vanity unit with a hand wash basin on top and a wing to either side, a chrome heated towel rail and a concealed cistern toilet with a push button behind. The space is finished with attractive silver-grey wet walling which creates a sleek and stylish look and a window to the rear allows for natural light with further lighting by way of spotlights within the low maintenance ceiling.

Tenure: Freehold

Council tax Band: A £1661.01

EPC: C

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
- Freehold
- Sought after area
- Coastal area
- Off street parking
- New kitchen
- New bathroom
- Front garden

## Contact Us

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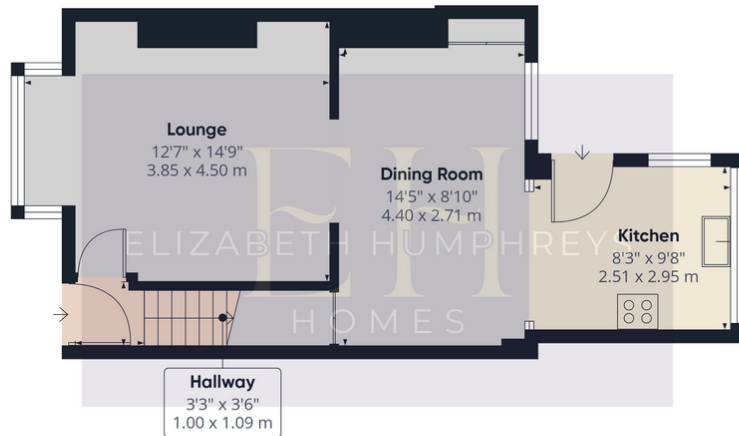
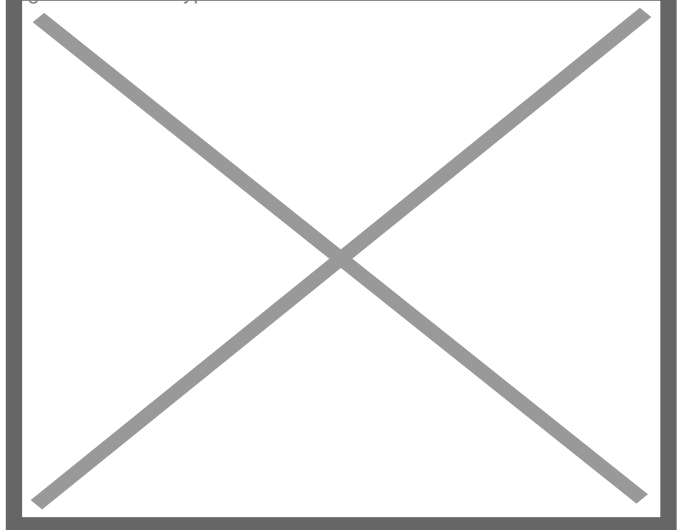
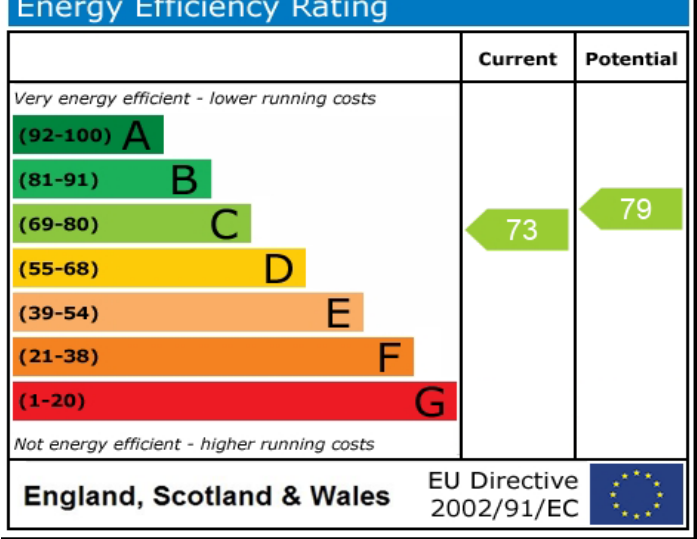




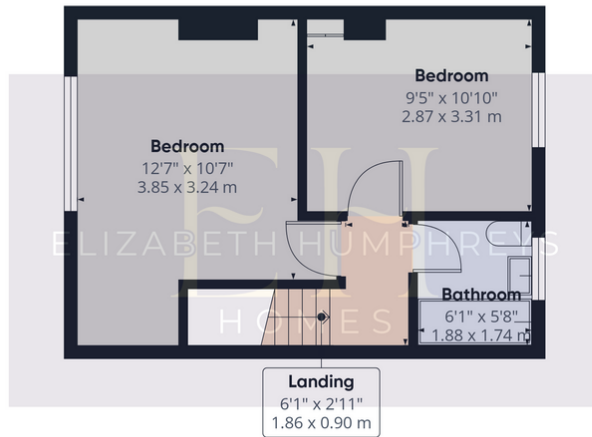








Ground Floor



Floor 1

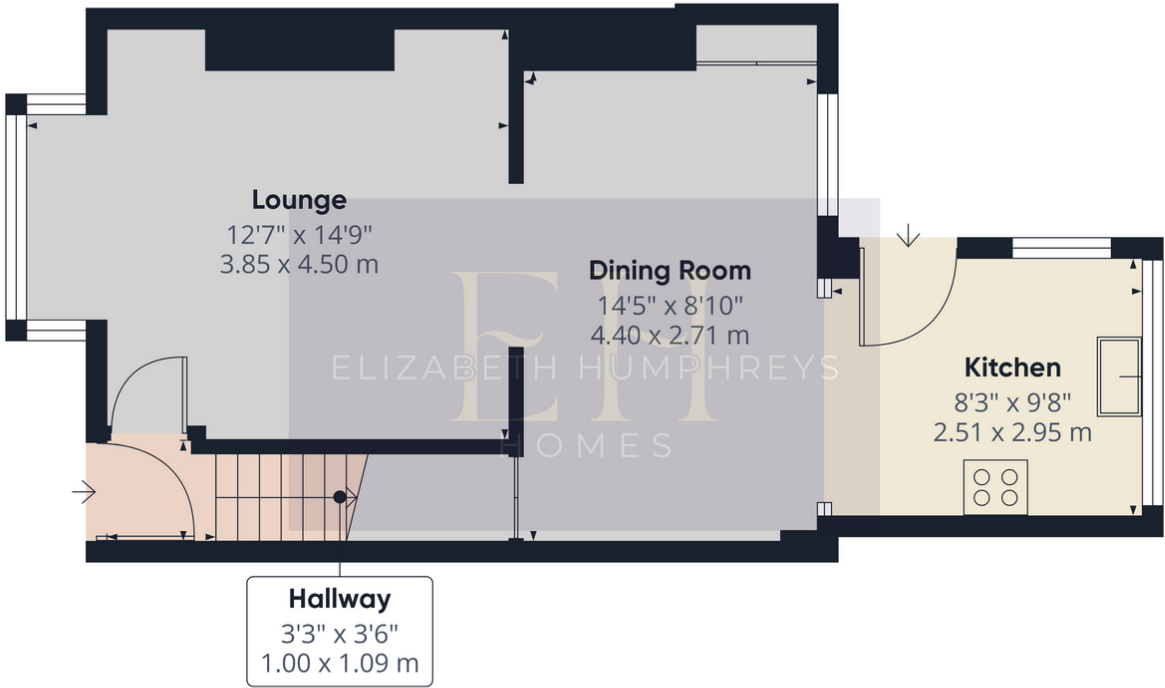


Approximate total area<sup>(1)</sup>  
738 ft<sup>2</sup>  
68.6 m<sup>2</sup>

(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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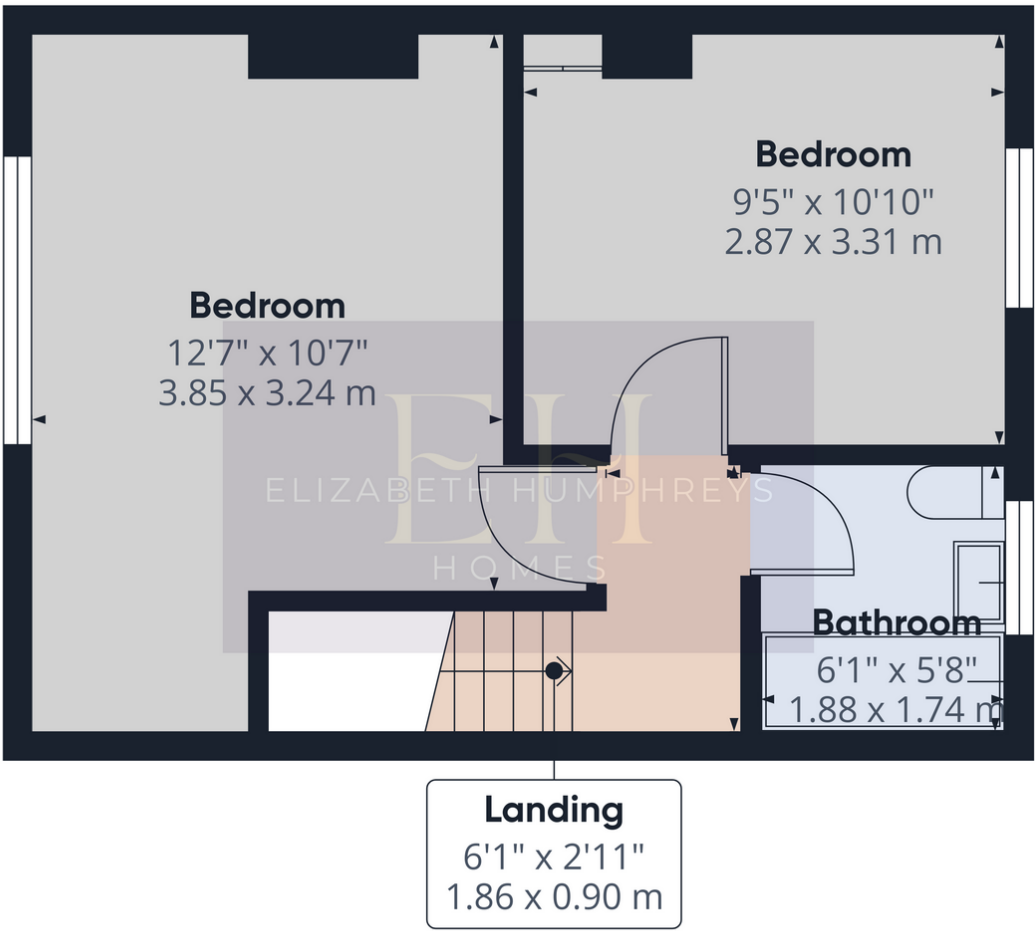
Approximate total area<sup>(1)</sup>  
426 ft<sup>2</sup>  
39.6 m<sup>2</sup>

(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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Ground Floor



Approximate total area<sup>(1)</sup>  
312 ft<sup>2</sup>  
29 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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Floor 1