

# Woodbine Street, Amble, Morpeth, Northumberland

**Offers Over £170,000**

## Full Description

A centrally located family-friendly home offering light and bright living. Elizabeth Humphreys Homes are delighted to welcome to the market this appealing 3 bedroomed semi-detached property featuring uPVC windows and doors, a sizeable rear garden, substantial driveway parking to the side, gas central heating and all the other usual mains connections. A wrought iron gate secures the space to the side of the property which can currently accommodate parking for up to four cars. There is lapsed planning permission for an extension into this area which would increase the footprint of the property considerably. Located in Amble, this home is being sold with no chain and 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.

A block paved low-maintenance front garden leads to the front door which opens into an internal hallway with stairs ascending to the first floor and one main door leading off. Carpets extend throughout the downstairs, except for the kitchen-dining area, which is vinyl-type flooring.

The lounge, overlooking the rear garden, is beautifully light and bright and the lovely high ceilings add to the sense of space which can be enjoyed when spending time in this welcoming room. The hearth offers a well-presented space in which to house a fire of your choice.

Leading from the lounge is the kitchen-diner which is another large and sociable room. The kitchen boasts windows to three sides in addition to a door providing external access all of which allow a tremendous amount of natural light to enter and, coupled with the high ceilings, enhances the sense of space. The kitchen has been refitted and offers a good number of wall and base units with a white high-gloss door complemented by a wood-effect work surface and stone-coloured splashback tiling. There is a four-burner gas hob, an under bench electric oven beneath a chimney-style extractor fan, a bowl and a half stainless steel sink with a designer-looking tap above, space and plumbing for a washing machine and space for a further free-standing appliance. The area has been finished with vinyl-type

flooring which is easy to maintain. A large cupboard beneath the stairs can be accessed from the kitchen which is ideal for the storage of larger cleaning equipment or could be utilised as a pantry if you so wished.

Illuminated beautifully by a window at the top of the stairs, the landing opens out to three bedrooms and a newly replaced family bathroom. The original doors, which have been stripped, add to the appeal of these tastefully decorated rooms.

The primary bedroom is a large double room capturing views of the rear garden.

Bedroom 2 is another spacious double room with a view to the rear of the property.

Bedroom 3 is a generously proportioned single room with a window overlooking the front. The cupboard within houses the gas boiler for ease of access.

The stone-effect tiling and vinyl flooring create a crisp and fresh finish to the recently replaced bathroom. The suite comprises a white bath with a waterfall shower head and separate shower head over behind a glass screen, a RAK close-coupled white toilet with a push button and an RAK pedestal wash hand basin, an electric shaver point and an extractor fan. A chrome heated towel rail ensures added comfort and a window allows for natural light with additional lighting by way of ceiling spotlights.

The rear garden is a sizeable private space in which you can relax and unwind after the hustle and bustle of the day. There is a good sized lawned area, a large shed and a patio which is ideal for the alfresco dining experience whilst appreciating the mature planting which create an attractive backdrop. The garden is securely fenced to allow children and family pets to play safely.

#### 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
- Light and spacious
- Lots of driveway parking
- Rear garden with lawn
- Shed
- Replaced kitchen
- Replaced bathroom
- Walk to shops
- Walk to the beach
- Lapsed planning for extension

## 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)

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