

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

ANCHORAGE PLACE AMBLE MORPETH NE65 0FN



- Modern Detached Home
- Balconies, Gardens & Garage
- Close To Town Centre & Harbour
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage, & Sewerage

- Open Plan Living
- 3 Ensuite Bedrooms & Family Bathroom/wc
- EPC: B
- Council Tax Band: E

Price £460,000

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Nestled on a corner plot within a peaceful cul-de-sac, this beautiful detached home in the prestigious Anchorage Place offers stylish, versatile living just a stone's throw from Amble's vibrant harbour, stunning coastline, and bustling local amenities. Impeccably presented throughout, this home boasts an innovative reverse layout designed to maximise light and space. The welcoming ground floor features a spacious reception hallway and ground floor WC. There's a master bedroom complete with fitted wardrobes and an ensuite shower room, a versatile second bedroom, currently used as an office which benefits from its own ensuite and French doors to the rear garden. There's also a further double bedroom with quality fitted furniture, perfect for guests or family.

Upstairs, the first floor provides an impressive living space - A stunning lounge with log burning stove opens onto a balcony, ideal for relaxing or entertaining. The well-equipped, contemporary kitchen features a central island, creating a perfect hub for socialising and family life, while a separate utility room keeps everyday tasks tucked away. To the front, a fourth double bedroom, currently used as a dining room, enjoys its own balcony catching the morning sun. A modern family bathroom/WC completes the layout on this level.

Externally, the property continues to impress with a beautifully stocked yet manageable rear garden, including a charming breeze house, perfect for summer evenings. There's also a neat front garden, a double-length driveway, and a single garage providing secure parking and storage.

Perfectly positioned in Amble, you'll be moments from the lively harbour with seafood eateries, shops, and the weekend Harbour Village market. Golden sandy beaches and scenic coastal walks are on your doorstep, while the historic village of Warkworth, with its iconic medieval castle and river walks, is just a few minutes' drive away.

ENTRANCE

Entrance door leading to the hallway with a ground floor wc, built in storage cupboard and an inner door leading to a further hall with stairs leading to the first floor, a further storage cupboard and radiator.



ENTRANCE HALL



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GROUND FLOOR WC

Fitted with a wc and wash hand basin. Double glazed window to front, radiator and extractor fan.



MASTER BEDROOM

11'0" x 9'11" min (3.37 x 3.03 min)

Measurement excludes wardrobes and door recess.

Double glazed windows to the rear overlooking the garden, radiator and fitted furniture including wardrobes, bedside cabinets and drawers.



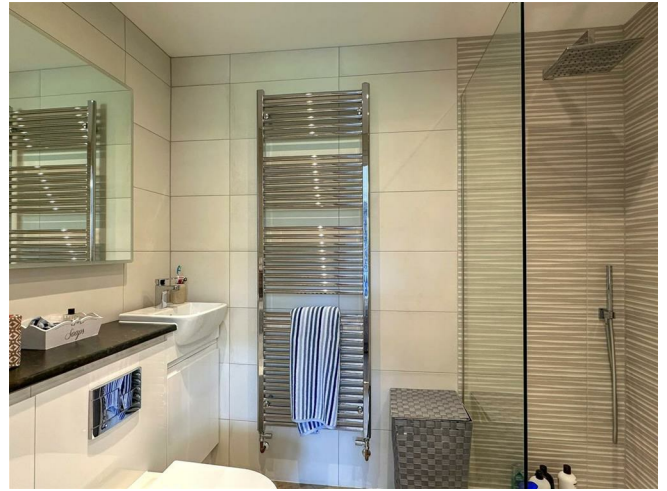
ADDITIONAL IMAGE



ANCHORAGE PLACE AMBLE MORPETH NE65 0FN

ENSUITE

Fitted with a wc, wash hand basin in vanity unit and a mains shower. Tiling to walls and floor, heated towel rail and extractor fan.



BEDROOM TWO

10'1" 13'7" max (3.09 4.16 max)
Maximum dimensions given.

A versatile space, currently used as an office with double glazed French doors to the rear garden and an ensuite.



ADDITIONAL IMAGE



ANCHORAGE PLACE AMBLE MORPETH NE65 0FN

ENSUITE

Fitted with a wc, wash hand basin in vanity unit and mains shower. Double glazed window, heated towel rail and tiling to walls and floor.



BEDROOM THREE

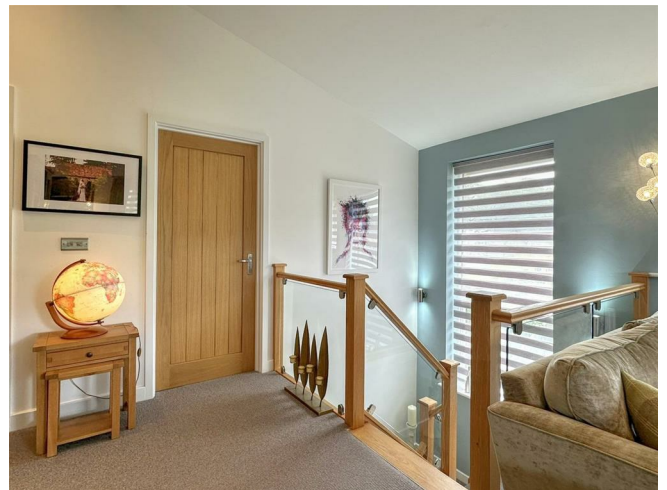
13'9" x 11'2" max (4.2 x 3.42 max)
Maximum dimensions given.

A spacious double bedroom with double glazed windows to the front, radiator and fitted wardrobes with co-ordinating drawers and dressing table.



FIRST FLOOR

The first floor provides open plan access to the living accommodation and a built in storage cupboard.



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OPEN PLAN LOUNGE

13'5" x 20'9" including staircase (4.09 x 6.33 including staircase)

A fabulous open plan reception area with double glazed windows, radiators, fuel burning stove and double glazed doors leading to a balcony overlooking the rear garden.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



BALCONY



KITCHEN

10'6" x 11'0" (3.21 x 3.36)

A well equipped kitchen fitted with wall and base units with granite work tops, a central island and integrated appliances to include a dishwasher, fridge freezer, oven and induction hob with extractor.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



ADDITIONAL IMAGE



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UTILITY ROOM

A most useful space fitted with base units and worktop with a sink drainer unit and mixer tap, plumbing for washing machine and space for a tumble dryer. Double glazed window, radiator and built in storage cupboard.



DINING ROOM / BEDROOM FOUR

13'11" x 9'4" (4.25 x 2.86)

A versatile room with double glazed sliding doors to a front facing balcony and a radiator. The room is currently utilised as a dining room and was originally designed as a fourth bedroom.



ADDITIONAL IMAGE



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BALCONY



BATHROOM/WC

Fitted with a wc and wash hand basin in vanity unit and a panelled bath with a shower over. Double glazed window, radiator, built in storage cupboard, extractor fan and tiling to both walls and floor.



EXTERNALLY

To the rear of the property there is a beautifully landscaped rear garden with well stocked borders, lawn and patio area, in addition to a lovely Breeze House fitted with heat lamps, power and lighting.

To the front and side of the property there is a further garden area with lawn.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



ADDITIONAL IMAGE

GARAGE & PARKING

A single garage with roller door, power and lighting with a driveway to front providing off street parking for two cars.



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 17 mbps 1 mbps Good

Superfast 55 mbps 11 mbps Good

Ultrafast 1800 mbps 220 mbps Good

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker July 2025).

Likely - O2 80%, EE 78%, Vodafone 85%, Three 76%

Coverage is based on predictions by mobile network operators.

Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.

Experience can vary due to a range of factors in the local area.

The information displayed may not always reflect your experience 'on the ground'.

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Planning Permission - There is currently no active planning permissions for Anchorage Place. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

There is an estate charge payable on Anchorage Place and we have been advised this is currently £TBC.

Council Tax Band: E (Source gov.uk Checked July 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

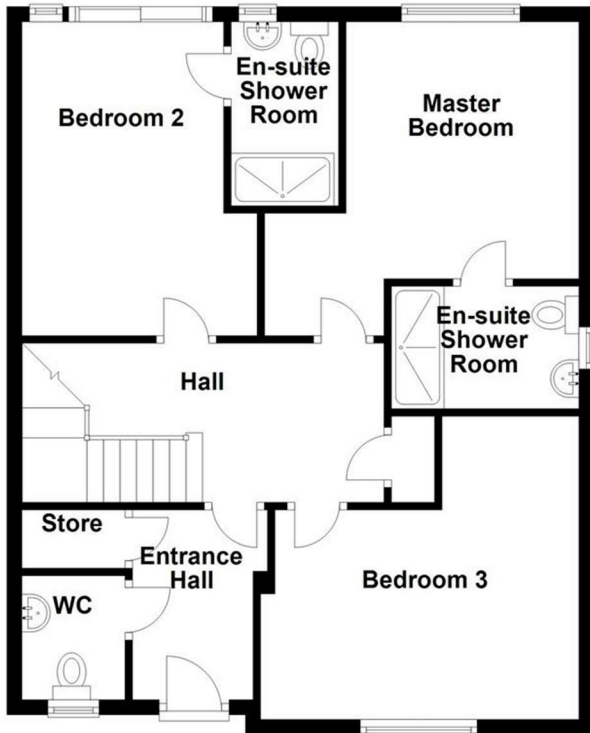
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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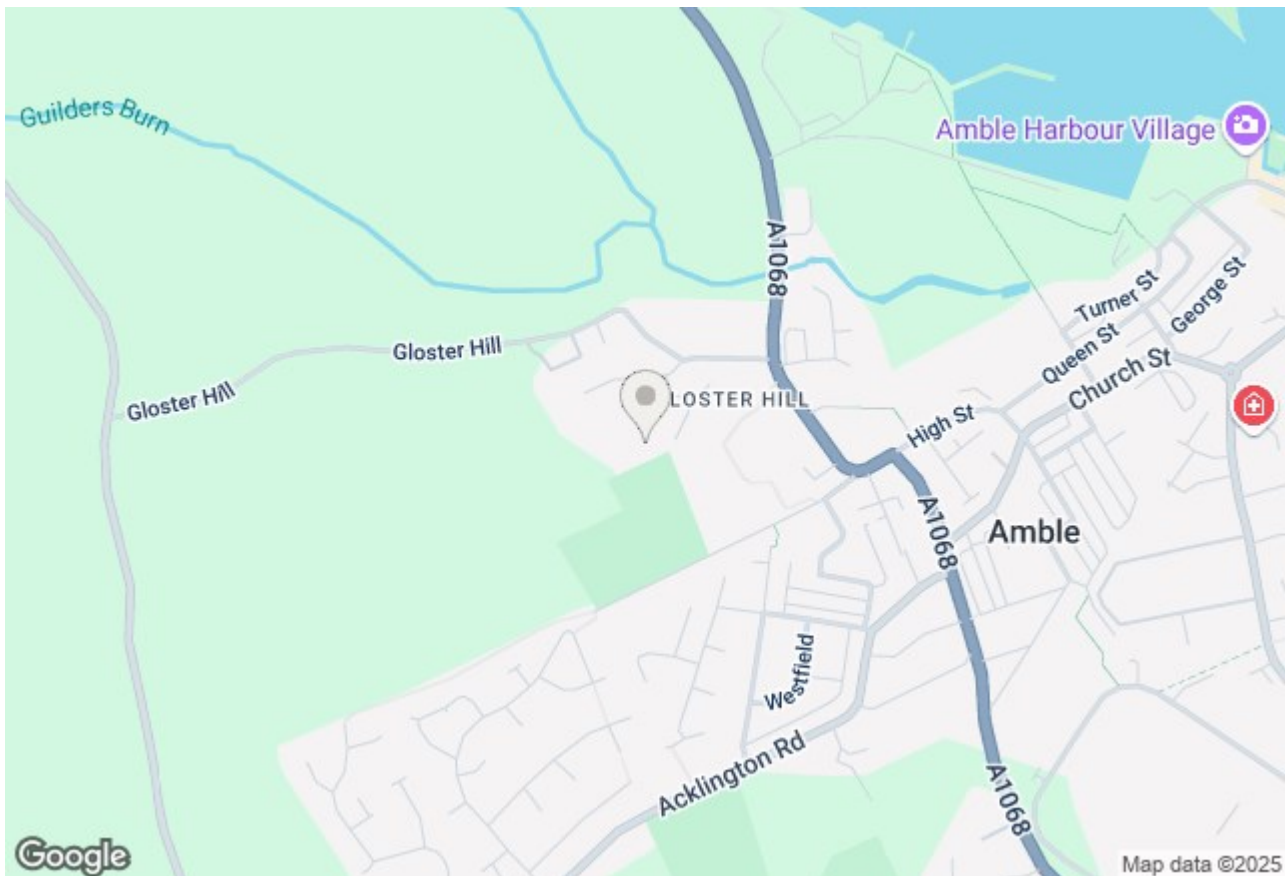
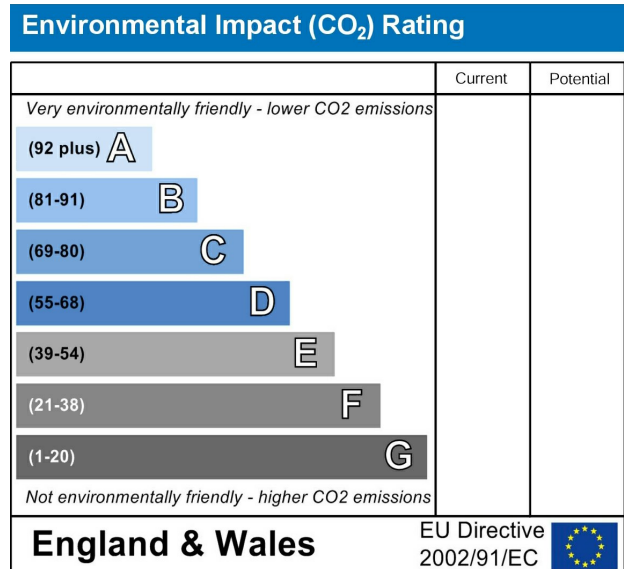
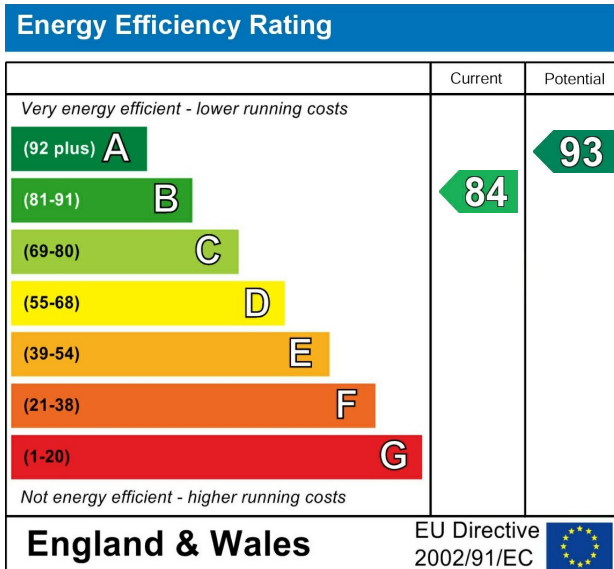
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First Floor

Ground Floor



Total area: approx. 132.9 sq. metres (1430.3 sq. feet)
The Deck House, Anchorage Place , Amble



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com