



Bridge Street | Warkworth | NE65 0XA

£215,000

 x 2  x 1  x 1

A Fabulous Two Double Bedroom Ground Floor Apartment

Superb Presentation and Excellent Living Space

Cosy Courtyard to Rear

Located in Desirable Historic Village

Attractive Stone Grade II Listed Property

Viewing Strongly Recommended

Well Appointed Kitchen and Bathroom

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MATTHEWS
SAYER

Nestled in the picturesque village of Warkworth with its 13th Century Castle and glorious sandy bay, this fabulous two double bedroom ground floor apartment offers excellent and well presented living space boasting a cosy courtyard to the rear, perfect to sit and enjoy the warm summer evenings. Situated in the historic centre of the village with boutique shops, cafes, pubs and restaurants on the doorstep, this charming apartment would suit many types of buyers from those looking for a holiday let or second home or someone moving into the area or downsizing and in search of ground floor living which is both easy to maintain and a delight to live in. The apartment is set within a characterful Grade II listed stone property with its own entrance door leading into a welcoming lobby and hallway. The lounge is deceptively spacious with a central fireplace and opens into the well equipped kitchen with plenty of storage cupboards, worktops and integrated appliances. Just off the lounge to the rear of the property is a cosy garden room seating two overlooking the courtyard and neighbouring gardens and a glazed door opens onto the courtyard which is a lovely outdoor space. The two bedrooms are both good sized doubles and the bathroom is modern with a white suite and shower over the bath. Outside as previously mentioned, there is a courtyard to the rear. Warkworth is a highly regarded and desirable place to live with a huge community spirit blending village life with easy access to the larger towns of Alnwick and Morpeth and with Alnmouth Station just a short drive away, there is a regular train service to both Edinburgh and Newcastle. The local bus service visits the larger towns with connections further afield to the north and south of the county and the A1 is close to hand with links to motorway throughout the country. The neighbouring characterful harbour town of Amble is just a short drive away with its Little Shore Beach and Pier along with many shopping and leisure amenities including supermarkets, restaurants and coffee shops and the Sunday Market at the harbour is well worth a visit. Druridge Bay Country Park with its watersports lake, countryside walks and a wide sandy bay is a drive along the coastal road and trips to the quaint villages and beaches dotted along this glorious coastline are certainly recommended. Bridge Street presents a unique and superb opportunity to acquire an immaculate and ready to move into village apartment and we would strongly advise an early viewing.

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE 15'7" (4.75m) max x 12'6" (3.81m) max

KITCHEN 9'10" (2.99m) x 8'9" (2.67m)

REAR GARDEN ROOM 7'5" (2.26m) x 5'4" (1.62m)

BEDROOM ONE 13'9" (4.19m) into bay x 12' (3.66m) max

BEDROOM TWO 13'6" (4.2m) into bay x 7'5" (2.26m) max

BATHROOM

REAR COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON ROAD PARKING

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The property is registered Freehold with a 'South Tyneside' Lease being the remainder of 999 years from 29th September 1986

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: Business Rates

EPC RATING: N/A Grade II Listed

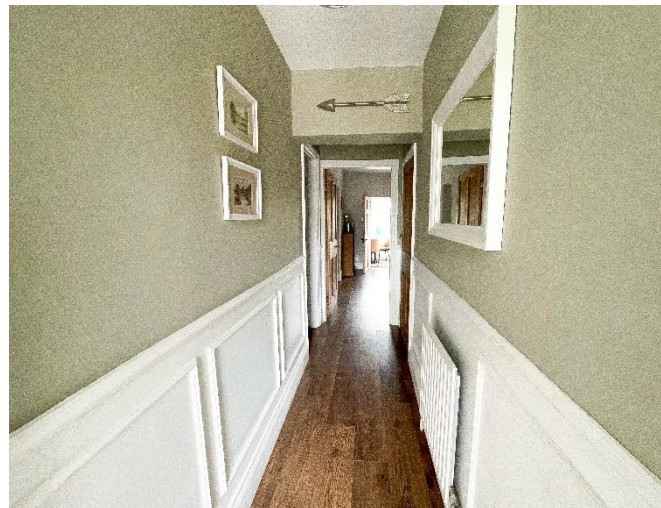
AL009242/LP/LP/180925/V.1./061125 price amended



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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