



Glendale Amble

- Refurbished Four Bedroom End of Terrace
- Two Reception Rooms & Well Appointed Kitchen
- Main Bedroom with En-Suite Shower Room
- Easy to Maintain Gardens to the front & Rear
- Viewing Strongly Recommended



Offers Over £ 130,000

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Glendale, Amble NE65 0NW

A spacious and fabulously refurbished four bedroom, two reception room modern end of terrace offering excellent living space throughout with bright and airy accommodation. The property is located within walking distance of the town centre with many shops, cafes and restaurants and to schools for children of all ages. Briefly comprising to the ground floor: entrance hall, lounge open to second reception room/dining room and a well appointed kitchen. To the first floor from the landing there are four bedrooms, the main with an en-suite shower room and there is a family bathroom. Outside to the front the garden is walled with a gate and pathway leading to the front entrance door with an easy to maintain stone garden area. To the rear the garden is perfect for the young family with an artificial lawn and a good sized decking area which is a great outdoor space to sit and enjoy the warmer months of the year. The garden is bordered by timber fencing with a gate leading out to the rear. Amble is an up and coming traditional harbour town with many shopping and leisure amenities along with Little Shore Beach and Pier. This is an excellent choice for the young and growing family and an early viewing is strongly recommended.

ENTRANCE PORCH

Entrance door, door to hall.

ENTRANCE HALL

Stairs to the first floor and understairs storage cupboard. Cupboard, radiator.

LOUNGE 20'3" (6.15m) x 10'10" (3.30m)

uPVC double glazed French doors to rear and uPVC double glazed window to front. Radiator. Through to:

SITTING/DINING ROOM 19'6" (5.94m) x 10' (3.05m)

uPVC double glazed windows to front and rear. Radiator.

BREAKFAST KITCHEN 13'5" (4.09m) max x 10'8" (3.25m) max

uPVC double glazed window to rear. Fitted with a range of wall, base and drawer units with work surfaces and a single bowl sink unit with mixer tap and tiled splashback. Fitted electric hob, electric oven under and extractor over. Space for fridge freezer and washer. Open to lounge.

LANDING

uPVC double glazed window to front. Storage cupboard with central heating boiler, loft access.

BEDROOM ONE 15'5" (4.70m) max x 13'10" (4.22m) into door recess

uPVC double glazed window to rear. Radiator.

EN-SUITE SHOWER ROOM

Shower cubicle with shower attachment, pedestal wash hand basin, low level w.c. Towel radiator. Wet walling, fan.

BEDROOM TWO 10'11"(3.33m) max x 8'5" (2.57m) max

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 14' (4.27m) X 6'4" (1.93m)

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR 10'10" (3.30m) X 6'3" (1.91m)

uPVC double glazed window to rear. Cupboard, radiator.

BATHROOM

uPVC double glazed windows to front. Panelled bath with shower attachment. Vanity wash hand basin, low level w.c. Radiator, tiled walls and floor.

OUTSIDE

To the front of the property there is a gated pathway leading to the porch and an easy to maintain stone area. To the rear a patio provides a lovely outdoor space to sit and enjoy the warmer months of the year and there is a good sized artificial grass area bordered by timber fencing with a gate leading to the rear.

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: B

EPC Rating: D

AM0004111/LP/HH/11042023/V.1 TW/TW/02/06/2023 Amended price v1 05072023

amedned price - HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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