



Ford Crescent Amble

- Three Double Bedroom Detached Freehold Property
- Situated in a Highly Popular Residential Location
- Main Bedroom with En-Suite Shower Room
- Driveway for Two Cars and Gardens to Front & Rear
- Viewing Strongly Recommended

£ 220,000



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Ford Crescent

Amble NE65 0FY

Situated in a highly popular and well regarded location within walking distance to the town centre with its many shops, restaurants and cafes and to Amble Harbour Village, Little Shore Beach and Pier, a well presented three double bedroom modern detached Freehold property which is still under the house builders guarantee. Benefitting from gas central heating and double glazing the accommodation briefly comprises as follows: entrance lobby, spacious lounge, inner lobby with stairs to the first floor, downstairs w.c. and door into the utility room. There is a fitted dining kitchen with french doors opening out to the rear garden. To the first floor there are three good sized bedrooms, the main with an en-suite shower room and there is a main bathroom. Outside, a driveway provides off road parking for two cars and accesses the single garage and there is a lawn garden. The current owners have created the utility room by utilising the rear of the garage with a partition and door to the front storage area although if a purchaser requires a full garage this can be put back to its original footprint. A pathway to the side of the property leads to the rear garden with a lawn and a paved patio provides a lovely outdoor space to sit and enjoy the warmer months of the year. The garden is fully enclosed with timber fencing. An early viewing of this bright and airy modern home is strongly recommended.

ENTRANCE LOBBY

Composite entrance door and uPVC double glazed window to side. Radiator, tiled floor.

DOWNSTAIRS W.C.

Wall mounted wash hand basin, low level w.c. Radiator, fan.

LOUNGE 16'2" (4.93m) max x 10'6" (3.20m) max

uPVC double glazed window to front. Radiator, panel infrared wall heater.

INNER LOBBY

Stairs to the first floor. Door to utility room.

DINING KITCHEN 18'9" (5.72m) max x 7'9" (2.36m) max

uPVC double glazed French doors and window to rear. Fitted with a range of wall, base and drawer units with work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashback. Fitted gas hob with electric oven under and extractor over. Space for washer, dishwasher and fridge freezer. Radiator, ceiling downlights, tiled floor.

UTILITY ROOM 8' (2.44m) x 8'1" (2.46m)

Door to inner lobby. Space for washer and dryer. Light and power. **Note: this room has been created by utilising the rear of the garage with a partition wall and door to the storage area to the front of the garage.**

LANDING

Storage cupboard, loft access.

BEDROOM ONE 14' (4.27m) max x 9'9" (2.97m) max

uPVC double glazed window to front. Radiator.

EN-SUITE SHOWER ROOM

uPVC double glazed window to front. Shower cubicle with shower unit, pedestal wash hand basin, low level w.c. Radiator, ceiling downlights, fan. Tiled floor.

BEDROOM TWO 11'2" (3.40m) x 8'10" (2.69m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 9'10" (2.99m) x 8" (2.44m)

uPVC double glazed window to rear. Radiator.

BATHROOM

uPVC double glazed window to side. Panelled bath, pedestal wash hand basin, low level w.c. Radiator, fan. Tiled splashbacks and floor.

OUTSIDE

To the front of the property there is a driveway for two cars which accesses the garage and there is a lawn garage. A gated pathway leads to the rear of the property with an enclosed lawn garden with a paved patio area which is a lovely outdoor space to sit and enjoy the warmer months of the year. The garden is bordered by timber fencing.

SINGLE GARAGE

The garage has been split to create a utility room to the rear and storage area to the front but can be easily transformed back to a full garage. Door to utility room. Up and over door, light and power.

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: C

EPC Rating: C

AM0004302/LP/HH/09112023/V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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