



Etal Drive Amble

- Impeccably Presented - Three Double Bedrooms
- Accommodation Over Three Floors
- Envious Tucked Away Position Overlooking Fields
- Parking for Two Cars, Enclosed Garden to Rear
- Viewing Strongly Recommended



£ 174,950

ROOK
MATTHEWS
SAYER

01665 713358
56 Queen Street, Amble NE65 0BZ

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Etal Drive

Amble NE65 0GS

Impeccably presented and occupying a favourable position in a highly popular and well regarded residential location overlooking fields and running track, a well proportioned three double bedroom property with accommodation over three floors and benefitting from gas fired central heating and uPVC double glazing. With bright and airy living space throughout and a welcoming and calming atmosphere, the accommodation briefly comprises to the ground floor: entrance lobby, spacious lounge, fitted dining kitchen with a downstairs w.c. off the inner lobby and stairs to the first floor. From the first floor there are two double bedrooms and a bathroom. Stairs to the second floor lead to the excellent size third bedroom which has ample space to create an en-suite if desired. Outside to the front there are two parking spaces and to the rear an enclosed garden with lawn and patio area which is a lovely space to sit and enjoy the warmer months of the year. A gate to the rear of the garden is a pathway which wraps around to the front of the properties for bin access. An early viewing of this exceptional property is strongly recommended.

ENTRANCE LOBBY

LOUNGE 14'11" (4.55m) max x 11'10" (3.61m) max

INNER LOBBY

DOWNSTAIRS W.C.

DINING KITCHEN 11'9" (3.58m) max x 8'7" (2.62m)

LANDING

BEDROOM ONE 18'5" (5.61m) max x 8'2" (2.48m)

BEDROOM TWO 11'10" (3.61m) max x 10'5" (3.18m) max

BEDROOM THREE 11'10" (3.61m) max x 8'10" (2.69m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: Fibre (Premises)

Mobile Signal/Coverage: GOOD

Parking: OFF ROAD PARKING (ALLOCATED)

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years – from 1st January 2015

Ground Rent: £150 per annum .

Planned to increase: unknown

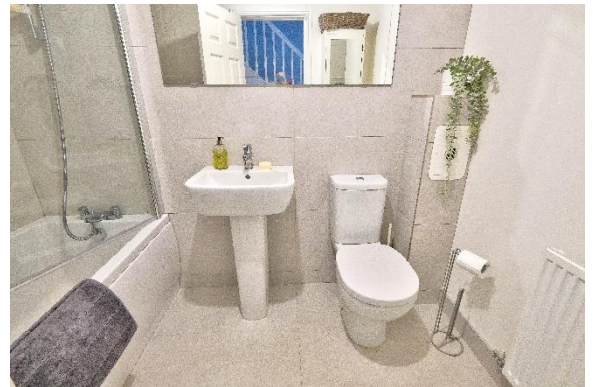
Service Charge: £0

Any Other Charges: £0

Council Tax Band: B

EPC Rating: C

AM0004308/LP/HH/26012024/V.1/23052024 amended price



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

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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