



## Philip Drive Amble

- Terraced Bungalow
- Excellent Accommodation
- Gardens to Front and Rear
- Walking Distance to Town Centre
- Viewing Recommended

**£165,000**



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# Philip Drive

Amble NE65 0QU

Located within walking distance to the thriving town centre of Amble with a great selection of shops, cafes and restaurants and to Amble Harbour Village with its retail pods, coffee shops and restaurants along with Little Shore Beach and Pier, a well presented and excellent size two bedroom bungalow benefitting from an extended lounge and main bedroom, a newly fitted kitchen and a new roof. The property offers bright and airy accommodation which briefly comprises all to the ground floor: entrance hall, lounge, fitted dining kitchen, two bedrooms and a bathroom. Outside the gardens extend to the front and rear, the front could be utilised for off road parking subject to usual consents. Presently to the front there is a seating area and outbuilding which provides useful storage space and to the rear a lawn garden bordered by timber fencing and a gate leading out to a pathway. Amble has become a very popular residential town with couples, young families and the retired. There are an excellent selection of shopping and leisure amenities and there are regular bus services to Morpeth, Alnwick and to the surrounding towns and villages. The local train station in Alnmouth services Edinburgh, Newcastle and beyond with connections nationwide. The neighbouring picturesque village of Warkworth has an historic 13<sup>th</sup> century Castle and Hermitage and riverside walks along the Coquet with a welcome break at one of the many coffee shops and pubs. The beaches along this glorious coastline are close to hand and an early viewing of this delightful bungalow is strongly recommended.

## ENTRANCE HALL

LOUNGE 15'6" (4.72m) max x 14'8" (4.47m) max

BREAKFAST KITCHEN 14'7" (4.45m) max x 12'6" (3.81m) max

BEDROOM ONE 12'10" (3.91m) max x 8'11" (2.72m) max

BEDROOM TWO 14'5" (4.39m) max x 8'11" (2.72m) max

BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

## 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.

## 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: A**

**EPC RATING: D**

AM0004392/LP/LP/19032024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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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