



Pelican Road Amble

- Semi Detached House
- Three Double Bedrooms
- Under Builders Guarantee
- Driveway and Gardens
- Viewing Essential – No Chain

£190,000



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ROOK
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SAYER

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Pelican Road

Amble NE65 0FX

Located in a popular and much sought after residential area within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with retail pods, fish restaurants along with Little Shore Beach and Pier, a superb recently built three double bedroom semi detached property which is well presented throughout and benefitting from the remainder of the builders guarantee warranty. With double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby, lounge, inner hall with downstairs w.c. and a fitted kitchen with a good range of fitted units and appliances. To the first floor from the landing are two double bedrooms and a bathroom and to the second floor is a further double bedroom. Outside there is a garden and driveway for off road parking to the front; a side pathway leads to the rear garden which is bordered by timber fencing and with a paved patio and garden shed. The garden area has been sown with grass seed. Amble is a thriving traditional harbour town with many shopping and leisure amenities. The local bus service visits Alnwick and Morpeth with connections to towns and villages beyond and the train station in Alnmouth provides trains to Edinburgh, Newcastle and beyond. Druridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks is a short drive away in the neighbouring town of Hadston and Alnwick Castle and Gardens together with the new Lorelei Adventure Park is close to hand. An early viewing of this immaculate home which is being sold with no chain is strongly recommended.

ENTRANCE LOBBY

LOUNGE 14'2" (4.32m) max x 11'10" (3.61m) sloping ceilings to understairs

INNER HALL

DINING KITCHEN 11'9" (3.58m) x 8'3" (2.52m)

DOWNSTAIRS W.C.

LANDING

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

BEDROOM TWO (11'10" (3.61m) max x 8'9" (2.67m) max

BATHROOM

SECOND FLOOR LANDING

BEDROOM THREE 25'6" (7.77m) max x 8'4" (2.54m) max sloping ceilings

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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: B

EPC RATING: C

AM0004383/LP/LP/240324/v.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	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.

16 Branches across the North-East

