



West Close Warkworth

- Semi Detached Property
- Three Bedrooms
- Open Plan Living Space
- Above Average Garden
- Viewing Strongly Recommended

£245,000



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West Close

West Close NE65 0JZ

Situated in the well regarded and highly sought after historic village of Warkworth, this three bedroom semi detached property boasts a generous rear garden and immaculately presented and well appointed accommodation throughout. Benefitting from double glazing and gas central heating along with bright and airy living space, an early viewing of this superb home is strongly recommended. Briefly comprising to the ground floor: entrance to open plan living space with lounge, dining room and a fitted kitchen, downstairs w.c. and storage cupboard. Stairs lead to the first floor landing with three bedrooms and a nicely fitted bathroom. Outside the property stands behind well kept lawned garden with a driveway providing off road parking and a further parking space to the side beyond double gates. The area to the side has ample space for a garage or two storey extension, subject to the usual consents. To the rear and side the garden is an above average size with lawns and planted areas along with a patio area to sit and enjoy the warmer months of the year. The garden is enclosed by timber fencing and the garden shed provides a useful storage space. Warkworth is known for its 13th century historic Castle and Hermitage and a picturesque village with boutique shops, cafes and pubs. There are walks along the River Coquet and Warkworth has its own glorious wide sandy bay. The neighbouring lively harbour town of Amble has many shopping and leisure amenities with a Little Shore Beach and Pier where dolphins are often spotted. A bus service runs through Amble and Warkworth to the larger towns of Alnwick and Morpeth and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Warkworth has a huge community spirit and with excellent schools, it is a great place for the young family, couples and the retired to live.

ENTRANCE

DOWNSTAIRS W.C.

OPEN PLAN LIVING SPACE:

LOUNGE 14'1" (4.29m) max x 13'11" (4.24m)

DINING KITCHEN 18'5" (5.61m) max x 8'5" (2.57m) max

LANDING

BEDROOM ONE 11'11" (3.63m) x 9'11" (3.02m)

BEDROOM TWO 9'11" (3.02m) x 9'11" (3.02m)

BEDROOM THREE 8'9" (2.67m) x 8'5" (2.57m)

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

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

AM0004420/LP/LP/26062024/V.1 TW/TW/19/07/2024/V1 Amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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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