



Mariners View

Amble

- Detached Bungalow
- Two Bedrooms
- Triple Glazing
- Highly Sought After Location
- Viewing Recommended

£265,000



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Mariners View

Amble NE65 0JH

Occupying a superb position in a highly sought after location within walking distance to Amble Town Centre and harbour, an impeccably presented two double bedroom detached bungalow benefitting from triple glazing, solar panels and an air source pump central and water heating system and having additional wall and loft insulation. The property offers excellent living space throughout and stands within easy to maintain attractive gardens. An early viewing of this exceptional property is strongly recommended. Briefly comprising all to the ground floor: entrance hall, lounge with French doors opening out to the patio, fitted kitchen with washing machine and dishwasher and there is a separate utility room. There are two double bedrooms and a well appointed bathroom with shower over the bath. Outside a driveway provides off road parking and accesses the single garage which is insulated and with power points and lighting and could be converted to provide further accommodation subject to change of use. There is a further driveway to the left of the property. A pathway leads to the entrance door and to each side of the property to the side and rear garden. Amble is a thriving harbour town attracting many couples, young families and retired couples to the area. There are many shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. A short driveway along the coastal road will bring you to Druridge Bay Country Park with a glorious sandy bay, watersports lake and countryside walks. There is a regular bus service to the larger towns of Morpeth and Alnwick with connections further afield and the nearest train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. This is a fabulous opportunity to purchase a bungalow in such a well respected area within easy reach of the characterful town centre and to the picturesque towns and villages along this outstanding coastline.

ENTRANCE HALL

LOUNGE AND DINING ROOM 18'4" (5.59m) max x 12'9" (3.89m) max

KITCHEN 10'2" (3.10m) max x 7'9" (2.36m) max

UTILITY ROOM 7'10" (2.39m) x 4'10" (1.47m)

BEDROOM ONE 11'5" (3.48m) max x 11'1" (3.38m) max

BEDROOM TWO 9'7" (2.92m) max x 9'2" (2.79m) max

BATHROOM

GARAGE AND DRIVEWAYS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAYS

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: C

EPC RATING: C

AM0004463/LP/LP/24072024/v.1./24072024/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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

