



Gloster Park Amble

- Three Bedroom Detached Bungalow
- Fully Refurbished to the Highest Standards
- Highly Regarded Residential Location
- Outstanding Views to Rear
- Viewing Strongly Recommended

£295,000



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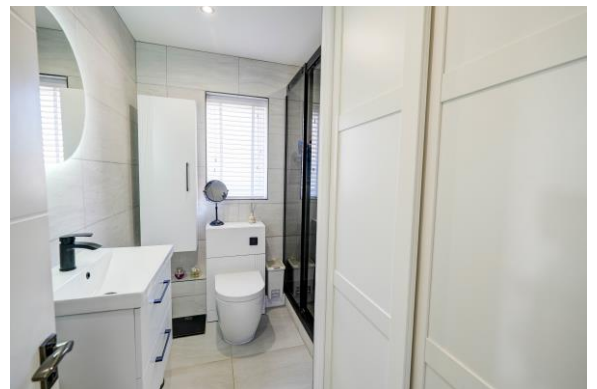
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Gloster Park

Amble NE65 0HQ

With outstanding views to the rear across open fields and countryside, a fabulously fully refurbished and well appointed three bedroom detached bungalow located in a highly regarded and popular residential area attracting couples, young families and the mature and retired couples either moving locally or into the area. The living space has been meticulously updated and re-designed with an open plan lounge and superb newly fitted kitchen with integrated appliances along with a new well appointed shower room with a laundry/utility cupboard. Tastefully decorated throughout in a neutral colour scheme, the accommodation briefly comprises all to the ground floor: entrance hall, open plan lounge through to breakfast kitchen, three excellent bedrooms with storage space and a re-fitted shower room with a fitted laundry/utility cupboard with plumbing for a washing machine and space for dryer. With versatile living space, bedroom three could be used as a further reception room if preferred. Outside to the front, the property benefits from a generous driveway with parking for several cars which extends to the side of the property and accesses the single garage. The garden to the front is pebbled for easy maintenance. A gate leads to the rear garden which is pebbled and adjoins fields with fabulous far-reaching views. To the rear of the garden, there is a summerhouse currently used for undercover seating. The garage benefits from light and power along with a side courtesy door into the garden. Within walking distance to the town centre shops, cafes and restaurants, the bungalow is also well placed to the larger town of Alnwick and Morpeth with a larger variety of shopping and leisure amenities. The local bus service visits Ashington, Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. The A1 is in easy reach with links to the north and south of the county as well as motorway connections throughout the country. The glorious coastline is on the doorstep and a short drive brings you to Druridge Bay Country Park with its watersports lake, countryside walks and a wide sandy beach. Bungalows are in high demand and this property certainly superior in its presentation. An early viewing is strongly recommended.



ENTRANCE HALL

OPEN PLAN LOUNGE AND BREAKFAST KITCHEN:

LOUNGE 14'7" (4.45m) max x 11'8" (3.56m) max

BREAKFAST KITCHEN 10'2" (3.10m) max x 7'11" (2.41m) max

BEDROOM ONE 10'1" (3.07m) to wardrobe door x 10' (3.05m) max

BEDROOM TWO 10'1" (3.07m) max x 9'4" (2.84m) max

BEDROOM THREE/SECOND RECEPTION ROOM 11'5" (3.48m) into wardrobe x 7'8" (2.33m) max

SHOWER ROOM

DRIVEWAY AND GARAGE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: EXTENSIVE DRIVEWAY AND GARAGE

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

AM0004479/LP/LP/19092024/V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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



The Property
Ombudsman