



Etal Drive Amble

- Four Bedroom Detached
- Popular Residential Location
- Excellent Living Space
- Garage, Driveway and Gardens
- FREEHOLD

Offers Over £245,000



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Etal Drive

Amble NE65 0GS

A very neatly presented four bedroom two bathroom detached property situated in a popular residential location within walking distance to the town centre with many shops, cafes and restaurants and to Amble Harbour Village with retail pods, cafes, fish restaurants together with Little Shore Beach and Pier. Schools for children of all ages are close by and there are lots of leisure amenities. The property offers spacious and well planned accommodation throughout, benefitting from gas central heating and double glazing along with a garage, driveway and a good size garden to the rear. Briefly comprising to the ground floor: entrance lobby, lounge with double doors through to the dining kitchen, utility room and downstairs w.c. To the first floor there are four bedrooms, the main with an en-suite shower room and there is a main bathroom. Outside the driveway provides access to the single garage and gardens extend to the front and rear, the rear being bordered by timber fencing and is a lovely space to sit and enjoy the warmer months of the year. Amble is a thriving traditional harbour town which is growing in popularity with all types of buyers from the couple with young families to the retired. Travelling south along the coastal road is Druridge Bay Country Park with a water sports lake, countryside walks and a glorious wide sandy bay. Closer to Amble and a healthy stroll along the sand dunes is the picturesque hamlet of Low Hauxley with a lovely beach overlooking Coquet Island and the Nature Reserve has fabulous lakeside walks with plenty of opportunity to view many wildlife and birds. The bus service in Amble is regular with services to Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Newcastle, Edinburgh with links throughout the country. An early viewing of this outstanding home is strongly recommended.

ENTRANCE LOBBY

LOUNGE 16'3" (4.95m) x 11' (3.35m)

DINING KITCHEN 18'7" (5.66m) x 11' (3.35m)

UTILITY ROOM 7' (2.13m) x 6'1" (1.85m)

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 15'2" (4.62m) max x 14'5" (4.39m) into recess

EN-SUITE SHOWER ROOM

BEDROOM TWO 12'2" (3.71m) x 9'4" (2.84m)

BEDROOM THREE 9'8" (2.95m) x 9'5" (2.87m)

BEDROOM FOUR 9'7" (2.92m) x 7'5" (2.26m)

BATHROOM

OUTSIDE

SINGLE GARAGE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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: C

EPC RATING: C

AM0004559/LP/LP/08012025/V.1/18022025 amended price – HH/13052025 amended price HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

