



BAY VIEW AMBLE

- PANORAMIC SEA VIEWS
- OPPOSITE 'LITTLE SHORE' BEACH
- HOLIDAY LET BUSINESS OFFERED
- GARAGE AND GARDENS
- THREE DOUBLE BEDROOMS

**OFFERS OVER
£255,000**



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6 Bay View

Amble, Northumberland NE65 0AZ

Although quite unassuming from the outside, this traditional house offers comfortable accommodation which is tastefully presented in light, neutral shades and has the huge benefit of enviable open sea views over Little Shore beach in Amble towards the harbour and beyond to Warkworth. Situated just opposite 'Little Shore', the extensive accommodation briefly comprises welcoming entrance hall, a large open plan lounge and dining room, a breakfasting kitchen, three double bedrooms with ensuite to master plus a further luxury family bathroom. To the rear is a paved terraced garden with the added bonus of a detached garage which is accessible from the rear lane. Currently run as a very successful holiday let, the owner has indicated that he is willing to sell the property with full contents and future bookings, making this a very attractive and easy business venture for a discerning purchaser. The neighbouring property is also available to purchase and both properties have excellent records of bookings which can be viewed on request.

ENTRANCE DOOR to large **HALLWAY** with front facing window, laminate flooring, stairs to first floor with cupboard under, two radiators and door to:

LOUNGE 16' 9" (5.13m) into alcoves x 12' 3" (3.76m)

Rear facing and having wall mounted modern electric fire, coving to ceiling, radiator, wall lights, built in cupboards, TV/power points radiator and open plan to:

DINING ROOM 11' 8" (3.56m) x 9' " (3m)

Front facing with sea views. Having laminate flooring, coving to ceiling, two radiators and power points.

BREAKFASTING KITCHEN 9' 9" (2.97m) x 9' 7" (2.92m)

Rear facing window and side facing French doors to garden. Fitted with a good range of wall, drawer and base units having contrasting worksurfaces incorporating a ceramic hob with extractor over and oven below, 1½ bowl stainless steel sink with mixer tap, integrated fridge, dishwasher and washing machine, cupboard housing combi boiler and breakfasting bar. With inset ceiling spotlights, coving to ceiling, radiator and tiled splash backs.

STAIRS to first floor landing with loft access hatch, radiator and doors to:

BEDROOM 1 13' 9" (4.19m) including door recess x 9' 7" (2.9m)

Rear facing and having coving to ceiling, laminate floor, radiator and door to:

ENSUITE – Fitted with a shower cubicle, wash basin and W.C. Having tiled splash areas, laminate wet walling and inset ceiling spotlights.

BEDROOM 2 14' 10" (4.52m) x 7' 11" (2.41m) plus wardrobe

Having two front facing windows with fabulous sea views. With coving to ceiling, laminate floor, radiator, built in wardrobe and power points.

BEDROOM 3 10' 2" (3.1m) x 6' 2" (1.88m)

Rear facing and having laminate flooring, coving to ceiling and power points.

BATHROOM

Rear facing velux window and fitted with a luxury suite comprising panelled bath with shower over and shower screen, wash basin and W.C. set within built in cupboards, inset ceiling spotlights, tiled splash backs, tiled floor with under floor heating and chrome ladder style radiator.

EXTERNALLY: To the front of the house is a small walled garden and to the rear is a paved terraced garden with the added bonus of a detached garage which is accessible from the rear lane.

TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



A4025/TB/TB/20.9.18/V.1

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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.

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