



# 42 Castle View

Amble



SANDERSON  
YOUNG





**42 Castle View  
Amble, Northumberland, NE65 0PG**

**Superb three bedroom detached bungalow located towards the head of a quiet cul de sac in Amble, with mature gardens with a west facing rear aspect, driveway parking and a converted garage into a store, utility room and a breakfast/sun room. Ideally located within walking distance of Amble's numerous shops, cafes, and pubs/restaurants. NO UPWARD CHAIN**

An excellent, three bedroom detached bungalow, in a great position on Castle View benefiting from a new contemporary fitted kitchen, new gas boiler and the conversion of the former single garage into a breakfast/sun room, utility room and garden/bike store.

The bungalow benefits from uPVC double glazing, attractive wood flooring and gas central heating.

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**Price Guide:**

Offers Over £325,000





Entrance hallway with two storage cupboards and wood flooring | Large sitting/dining room with French doors & windows to the front | Modern fitted kitchen with a range of white cabinets, integrated induction hob, oven, dishwasher & fridge/freezer | Breakfast/sun room with glazed French doors to the rear garden and patio area | Good sized utility room with a range of cabinets and space for a washing machine & tumble dryer. Three bedrooms, all with built in wardrobes | Wet room with walk in shower with rainfall head, wash hand basin in a vanity cabinet, and WC.

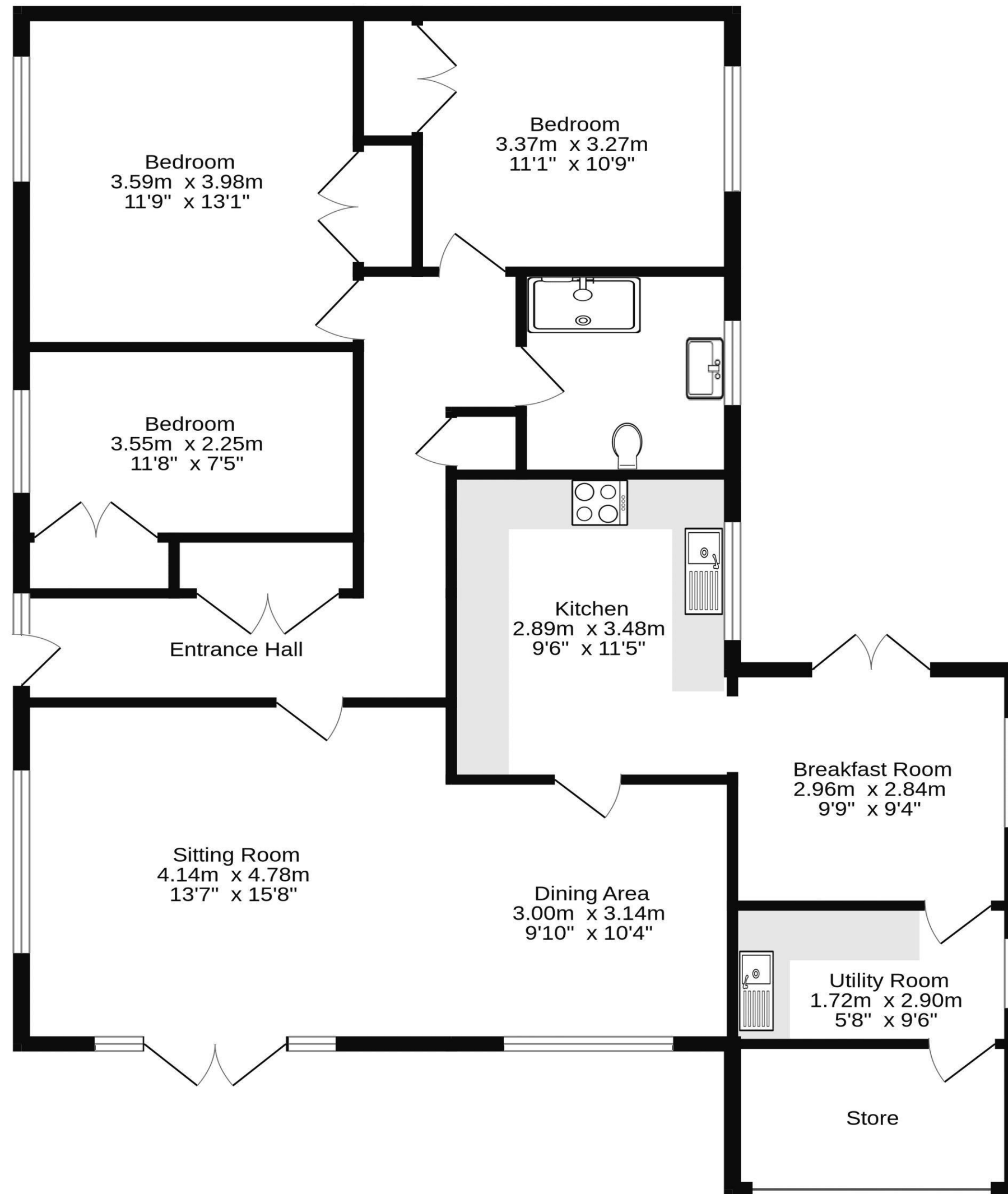
Externally, the bungalow sits in a lovely garden, enjoying a westerly facing rear aspect, with well maintained lawns, planted beds, and mature shrubs & trees. There is a paved patio terrace leading from the sitting room at the front, with a gate to the side giving access to the rear garden, where there is a further patio terrace and garden shed. The garage, with an electric roller door, has been converted into a breakfast/sun room, utility and store.



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Ground Floor  
110.5 sq.m. (1189 sq.ft.) approx.



Castle View is located towards the edge of Amble and within walking distance of a range of local amenities, including a wide variety of shop, cafes, bars and restaurants, with a working harbour area, with great Seafood restaurants, and the lovely 'Little Shore' beach. The location is ideal for easy access to the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous historic Castles and the bustling market towns of Alnwick and Morpeth.

Alnmouth Railway Station is only a short drive, with regular direct services to London Kings Cross, Edinburgh Waverley and Newcastle Central Station.

Services: Mains electric, gas, water and drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C

TOTAL FLOOR AREA : 110.5 sq.m. (1189 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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