

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 SECOND AVENUE AMBLE NORTHUMBERLAND NE65 0EU



- THREE BEDROOMS
- WALKING DISTANCE TO LOCAL SHOPS
- EPC RATING D

- SPACIOUS TERRACE
- COUNCIL TAX BAND B
- LOVELY FAMILY/HOLIDAY HOME

Price £195,000

3 SECOND AVENUE AMBLE NORTHUMBERLAND NE65 0EU

We are delighted to welcome to the market this spacious three bedroom stone-built mid-terraced property located in Amble, Northumberland's friendliest port, offers an abundance of shops, pubs and restaurants including vibrant seafood eateries. The property is within walking distance to the harbour with its weekend market and a mixture of pods. The property benefits from gas central heating and double glazing. Comprises of an entrance lobby, hall, spacious lounge, dining room, kitchen diner. Spacious first floor landing, three bedrooms, spacious bathroom and separate wc. Externally there is a town garden to the front and yard to the rear.

GROUND FLOOR

LOBBY

Entered via a double glazed door.



HALL

Radiator.



LOUNGE

14'4 x 13'6 (4.37m x 4.11m)

Double glazed window, radiator, fire surround, gas living flame fire, ceiling rose, coving.



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DINING ROOM

14'6 x 13'3 (4.42m x 4.04m)

Double glazed window, radiator, gas living flame fire.



INNER LOBBY

Storage cupboard.

KITCHEN DINER

9'1 x 18'8 (2.77m x 5.69m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, built in hob, freestanding electric oven, freestanding washer/dryer, sink with drainer and dual taps, radiator, double glazed door to the rear.



FIRST FLOOR

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LANDING

Light and spacious with a double glazed window, radiator, laminate flooring and a storage cupboard.



BEDROOM ONE

9'4 x 14'3 (2.84m x 4.34m)

Double glazed window, radiator, polished floor boards, storage cupboards.



BEDROOM TWO

11'11 x 12'8 (3.63m x 3.86m)

Double glazed window, radiator, polished floor boards, storage cupboards.



BEDROOM THREE

11'4 x 6'5 (3.45m x 1.96m)

Double glazed window, radiator, polished floor boards.

BATHROOM

9'3 x 9'4 (2.82m x 2.84m)

Double glazed window, bath, wash hand basin, shower, storage cupboard, radiator, laminate flooring.



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SEPARATE WC

Wash hand basin, low level wc, double glazed window, radiator.



EXTERNALLY

FRONT

Enclosed town garden with gated access to the street.

YARD

Small enclosed yard to the rear with gated access to the rear lane.

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker June 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 3 Second Avenue

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6419A

MORTGAGE

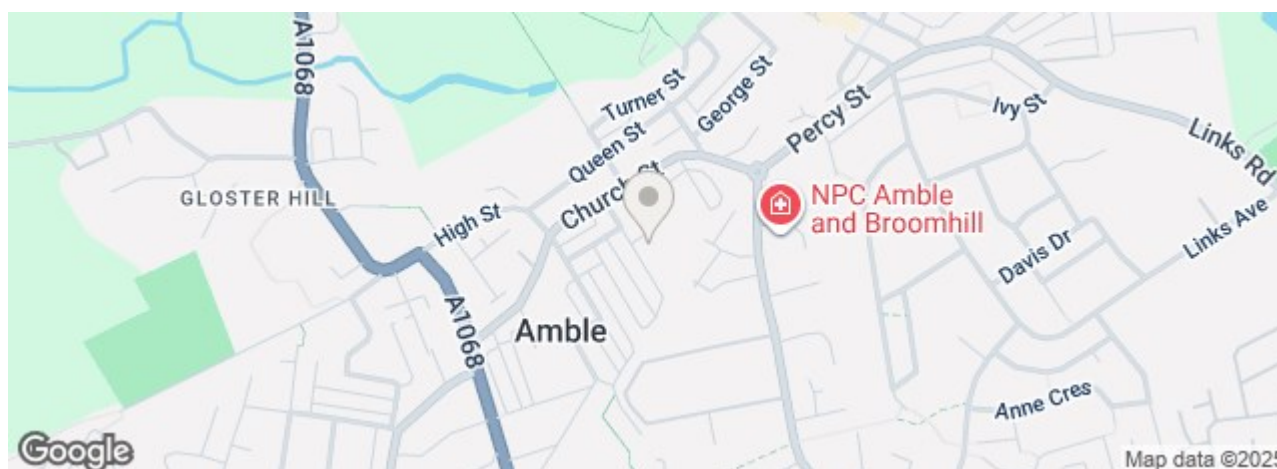
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		



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