



Priory Park | Amble | NE65 0HY

## Offers Over £200,000

Located in the highly sought after traditional harbour town of Amble and situated in a popular residential area, this spacious three-bedroom semi-detached property has been designed with family living in mind with a well-proportioned layout and neutral décor creating a welcoming atmosphere with the benefit of gas central heating and double glazing. Well cared for by its current owner, the property is further enhanced by a conservatory overlooking the rear garden and an en-suite shower room to the main bedroom.

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**THREE BEDROOM SEMI DETACHED GARAGE, DRIVEWAY, GARDENS**

**SPACIOUS ACCOMMODATION POPULAR LOCATION**

**CONSERVATORY CLOSE TO TOWN CENTRE**

**MAIN BEDROOM WITH EN-SUITE VIEWING STRONGLY ADVISED**

For any more information regarding the property please contact us today

### 80 Priory Park, Amble NE65 0HY

Entering into the hallway, there is a downstairs w.c. and a courtesy door to the integral garage. The kitchen provides an excellent space for preparing meals with attractive storage cupboards, contrasting work tops and a breakfast bar for two. There is a spacious lounge through to dining area with Oak flooring, perfect for entertaining or family living and the French doors from the dining area lead into the conservatory. Stairs to the first floor landing give access to three excellent sized bedrooms, the main with an en-suite shower room and the family bathroom is modern with an electric shower over the bath.

Outside to the front a block paved driveway provides off road parking and accesses the single garage, a side gated pathway alongside the property will take you to the rear garden which is enclosed by fencing. The paved patio is a lovely outdoor space to sit and enjoy the warmer months of the year and the garden is easy to maintain with gravelled and stoned areas.

Just a short drive along the coastal road will bring you to Druridge Bay Country Park with its water sports lake, countryside walk and a glorious wide sandy bay and the neighbouring historic village of Warkworth has a 13<sup>th</sup> century Castle and Hermitage together with a selection boutique shops, pubs and quaint cafes.

The town centre is just a short walk away with many shops, cafes and restaurants along with Amble Harbour Village with retail pods, fish restaurants, Little Shore Beach, and Pier. The Sunday market at the harbour is well worth a visit and a boat trip to Coquet Island with sightings of roseate terns, puffins and grey seals is one not to miss. The property lies close to schools for children of all ages along with many leisure amenities which can be found right on the doorstep. The local buses are regular with services to Morpeth, Alnwick and surrounding villages and the train station in Alnmouth provides a fast train service to Newcastle, Edinburgh with connections beyond.

This property is an ideal purchase for the young and growing family, first time buyer or mature couple and retirees whether local or moving into the area. If you are looking for a coastal home within a characterful town with a close-knit community, we would suggest an early viewing to fully appreciate the accommodation being offered.

#### ACCOMMODATION

##### ENTRANCE HALL

##### DOWNSTAIRS W.C.

##### LOUNGE THROUGH TO DINING 12'3" max x 15'3" max

##### KITCHEN 9'9" x 8'8"

##### CONSERVATORY 9'1" max x 8'1" max

##### BEDROOM ONE 12'1" max x 10'1" max

##### EN-SUITE SHOWER ROOM

##### BEDROOM TWO 11'3" max x 6'11" max

##### BEDROOM TWO 9'11" max x 9'8" max

##### BATHROOM

##### DRIVEWAY, SINGLE INTEGRAL GARAGE AND GARDENS

T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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# Floorplan Coming Soon

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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. 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.



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