



Burton Road | Amble
NE65 0QW

£187,500



SEMI DETACHED BUNGALOW

TWO DOUBLE BEDROOMS

DRIVEWAY, GARAGE AND GARDENS

WALKING DISTANCE TO TOWN CENTRE

ROOK
MATTHEWS
SAYER



Situated in a popular residential area within walking distance to all the town centre shopping and leisure amenities, a well presented two bedroom extended semi detached bungalow offering excellent accommodation throughout and benefitting from gas central heating, double glazing, garage and gardens. This attractive property is also within easy reach of Amble Harbour Village with its retail pods, Little Shore Beach and Pier along with fabulous fish restaurants and coffee shops. The well proportioned accommodation briefly comprises all to the ground floor: entrance hall, lounge with double doors through to a well appointed and extended dining kitchen. There are two bedrooms and a shower room. Outside the garden is easy to maintain at the front with a gated pathway leading to the front entrance door and side pathway into the rear garden. The garden is enclosed and paved creating a lovely space to sit and enjoy the warmer months of the year. There is a driveway to the side with off road parking and accesses the single garage which has a courtesy door into the garden. Amble is an up and coming and thriving traditional harbour town and many buyers are moving and retiring into the area because of its location and closeness to the glorious beaches along the coastline. Just a short drive will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and wide sandy bay. The larger towns of Alnwick and Morpeth are just a short drive away and Amble has a regular bus service to these towns and to the villages in between with connections to towns further north and south. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. An early viewing of this exceptional bungalow is strongly recommended.

ENTRANCE HALL

LOUNGE 13'9" (4.19m) max x 12'8" (3.86m) max

DINING ROOM 9'5" (2.87m) x 8'10" (2.69m) Through to:

KITCHEN 13'5" (4.09m) x 10'11" (3.33m)

BEDROOM ONE 12'4" (3.76m) x 10'1" (3.07m) into wardrobes

BEDROOM TWO 10'1" (3.07m) x 8'3" (2.52m) into wardrobes

SHOWER ROOM

SINGLE GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: A

EPC RATING: D

AM0004143/LP/LP/02062025

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

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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