



Northumberland
Properties

Wellwood Street, Amble
£215,000





55 Wellwood Street

Amble, Morpeth

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Beautifully presented three-bedroom terrace.
- Excellent opportunity as an established holiday let business, permanent home, family residence or coastal retreat.
- Superb central Amble location, just moments from the harbour and marina.
- Stylish lounge featuring a log-burning stove, hardwood flooring and contemporary kitchen with integrated appliances.
- Separate dining room with French doors opening onto a private, enclosed courtyard.
- Principal bedroom with en-suite shower room plus a modern family bathroom.
- Private walled courtyard, ideal for outdoor dining, entertaining and summer barbecues.
- Immaculately updated throughout with a proven track record as a successful holiday let.





First Floor

Approximate total area⁽¹⁾

455 ft²

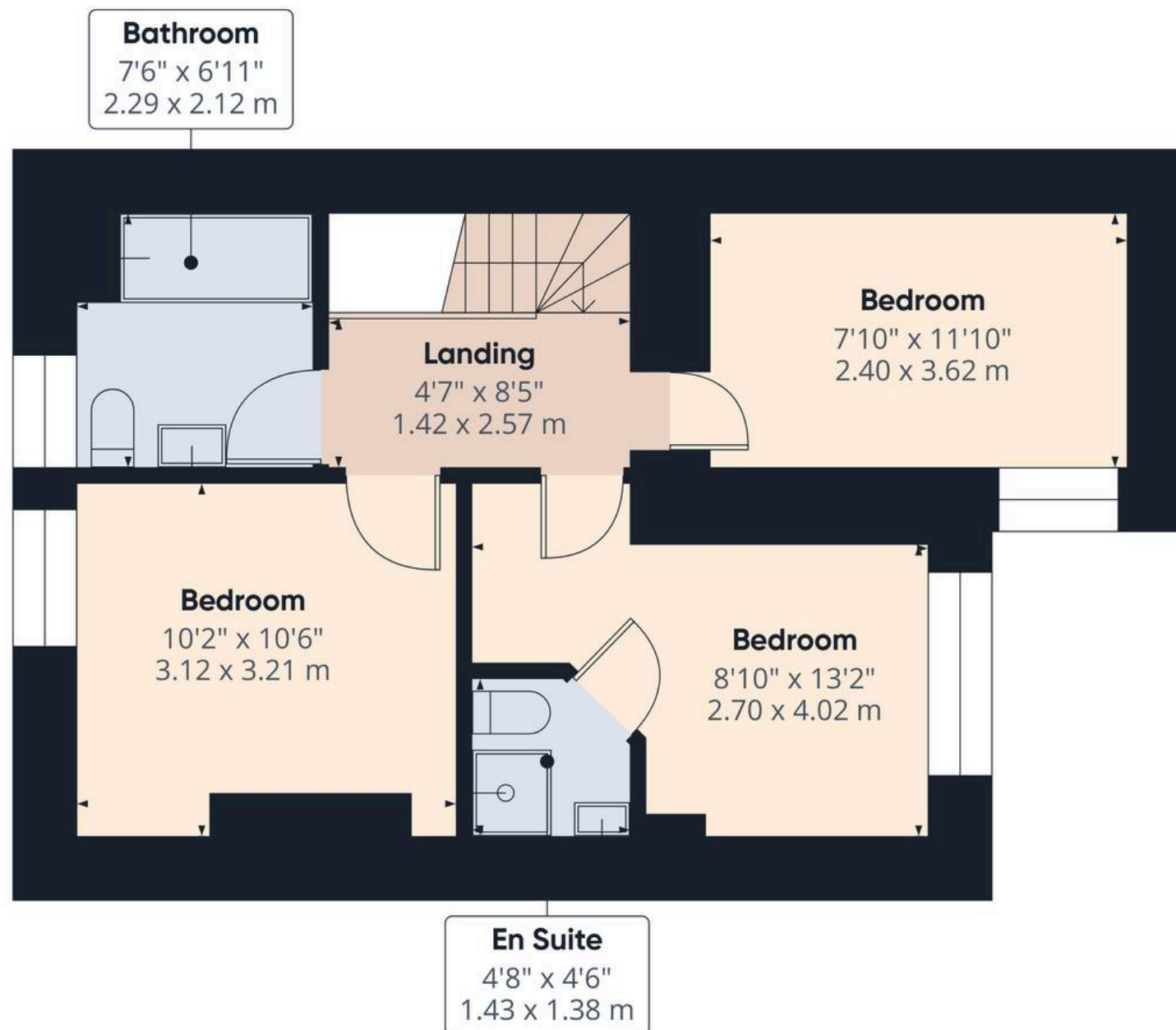
42.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

409 ft²

38 m²

(1) Excluding balconies and terraces

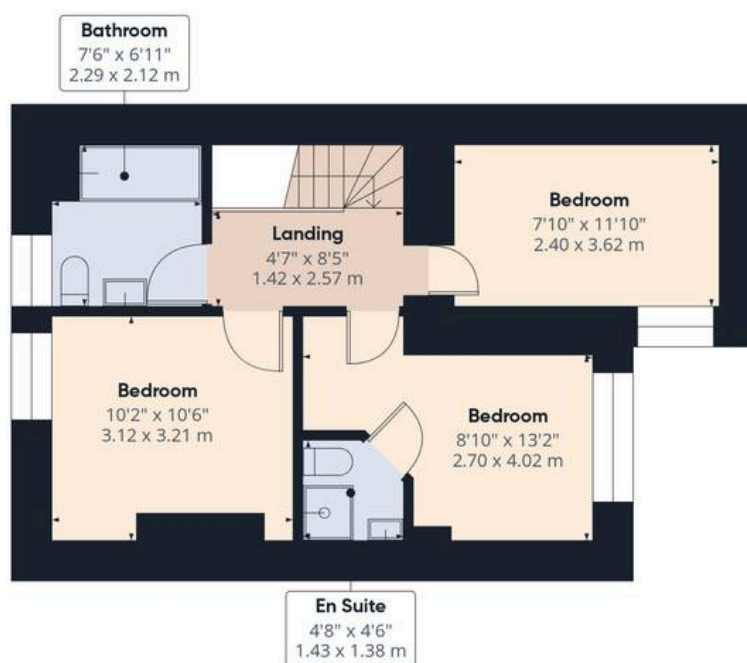
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor



Floor 1

Approximate total area⁽¹⁾

864 ft²

80.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



Amble has become one of Northumberland's most desirable seaside destinations, renowned for its vibrant harbour, seafood restaurants, independent retailers and welcoming community atmosphere. The picturesque village of Warkworth, with its historic castle, riverside walks and beautiful sandy beach, is just a few minutes away, while the spectacular Northumberland coastline offers an abundance of unspoilt beaches including Druridge Bay, Alnmouth and Bamburgh. Whether enjoying coastal walks, watersports, golf or exploring the nearby countryside, this is a superb location from which to experience the very best of Northumberland.

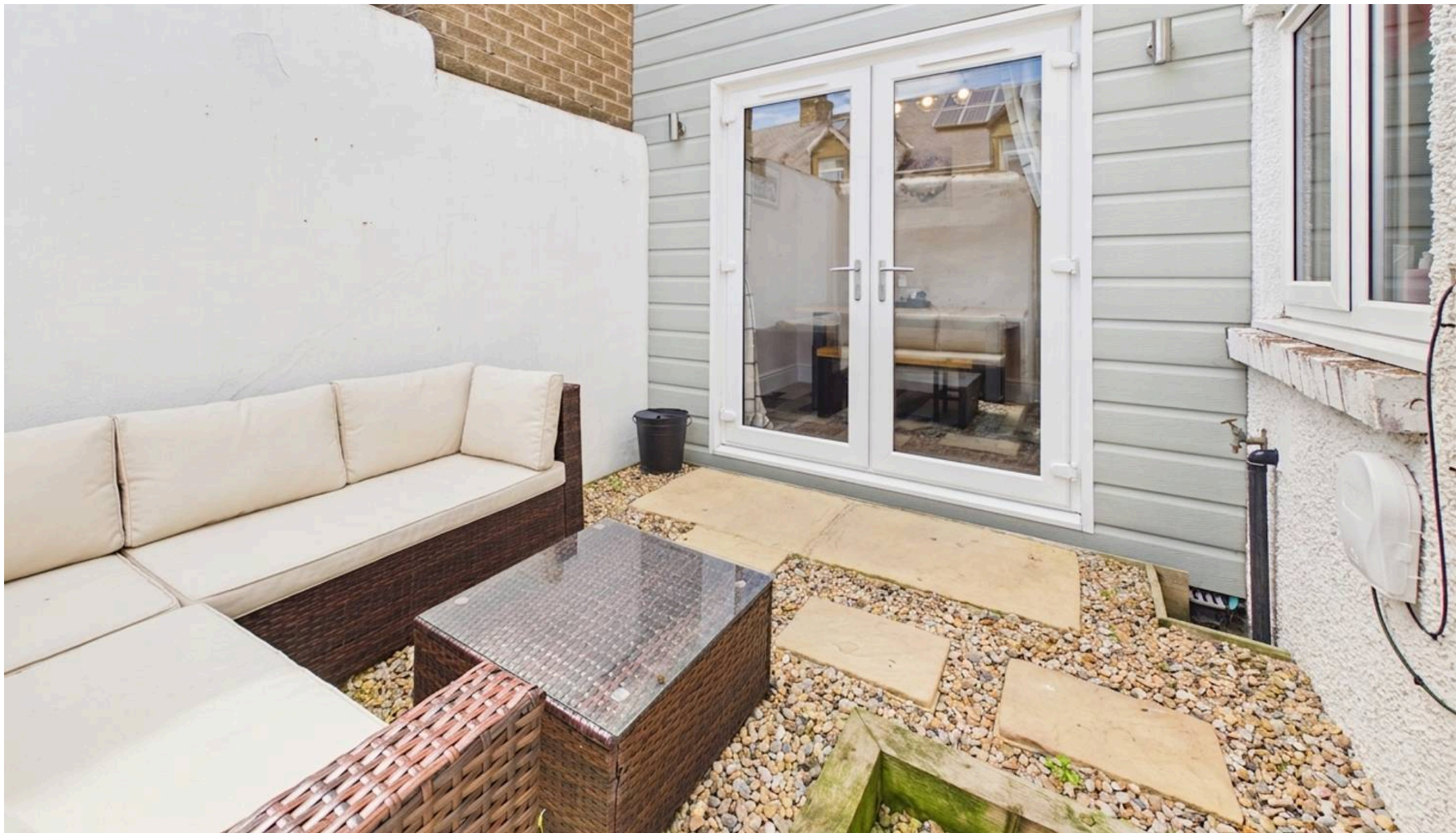
Utilities

Heating: Gas Central Heating

Electricity: National Grid

Water: Direct Mains Water

Sewerage: Standard UK Domestic



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12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • <http://northumberlandproperties.co.uk>



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