



High Street | Amble | NE65 0LD

£215,000

A charming three-bedroom home in the heart of Amble, offering character features, private rear parking, a south-facing conservatory and garden, all within walking distance of the town centre, marina and Little Shore Beach. Available with no onward chain, this is an excellent opportunity to enjoy coastal town living in a highly convenient location.

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MID-TERRACED HOUSE

OPEN PLAN DINING KITCHEN

PRIVATE OFF STREET PARKING

NO ONWARD CHAIN

ENCLOSED REAR GARDEN

SOUTH FACING CONSERVATORY

For any more information regarding the property please contact us today

Situated in a highly convenient position on High Street, this charming three-bedroom home enjoys easy access to the excellent range of shops, cafés, restaurants and amenities within Amble town centre. The property is also ideally placed for enjoying scenic walks to the marina and the picturesque Little Shore Beach.

Offering an appealing blend of character and practicality, the accommodation features attractive stripped wooden internal doors, gas central heating via a combi boiler, double-glazed windows, private rear garden and the valuable benefit of off-street parking to the rear.

The ground floor accommodation comprises a cosy and inviting reception room to the front elevation, whilst to the rear there is a spacious open plan dining kitchen fitted with a range of units, incorporating a selection of integrated appliances. A separate conservatory enjoys a desirable south-facing aspect, providing an ideal space for relaxing and overlooking the garden.

To the first floor, there are three well-proportioned bedrooms together with a family bathroom, fitted with both a bath and separate shower enclosure.

Available with **no onward chain**, this delightful home is likely to appeal to a wide range of purchasers, including families, first-time buyers and those seeking a well-located coastal home close to all that Amble has to offer.

ENTRANCE HALL

UPVC double-glazed stain glass entrance door, radiator, laminate floor, under-stairs storage cupboard, spindle staircase to first floor, doors to dining kitchen and living room.

LIVING ROOM (front)

13' 3" x 11' 8" (4.04m x 3.55m)

UPVC double-glazed window, feature fireplace incorporating an electric fire, radiator, coving to ceiling.

DINING KITCHEN (rear)

19' 9" x 11' 0" (6.02m x 3.35m) max, narrowing to 7'5"

Fitted wall and base units incorporating: integrated gas hob with extractor hood, integrated electric oven, single stainless-steel sink, integrated fridge-freezer, space for washing machine, tiled splashback, cupboard housing gas Worcester Combi boiler. UPVC double-glazed window and French doors leading to conservatory, radiator, laminate floor.

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FIRST FLOOR LANDING

Loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE (front)

11' 8" x 12' 0" (3.55m x 3.65m)

UPVC double-glazed window, radiator, coving to ceiling.

BEDROOM TWO (rear)

10' 11" x 10' 11" (3.32m x 3.32m)

UPVC double-glazed window, radiator, coving to ceiling.

BEDROOM THREE (front)

7' 4" x 7' 3" (2.23m x 2.21m) max into door recess

UPVC double-glazed window, radiator.

BATHROOM (rear)

8' 4" x 7' 8" (2.54m x 2.34m)

Bath, corner shower cubicle with wet-wall panels and an electric shower, pedestal wash-hand basin, close-coupled W.C., radiator, ceiling downlights, laminate floor, part-tiled walls.

EXTERNALLY

Steps up to front paved garden with wall and hedge boundaries.

Rear garden with decking area and lawn. Gravel area with garden shed and space for parking.

CONSERVATORY

8' 8" x 19' 11" (2.64m x 6.07m)

UPVC double-glazed windows and French doors to rear garden, radiator, laminate floor, electric power sockets.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains and electric

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: On street

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.

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.

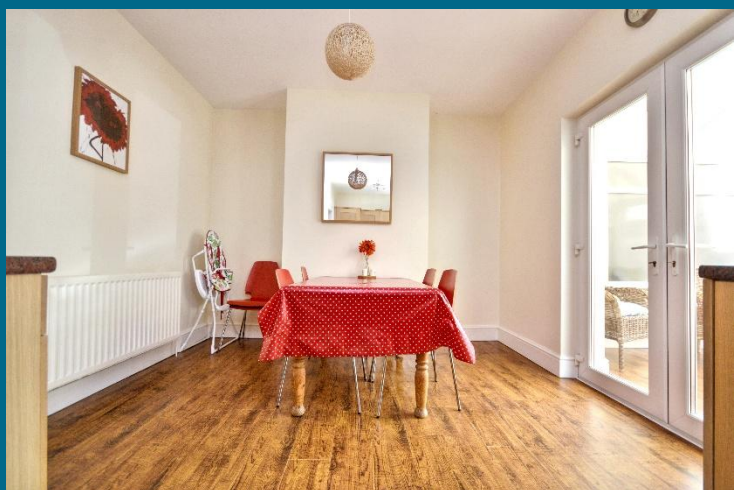
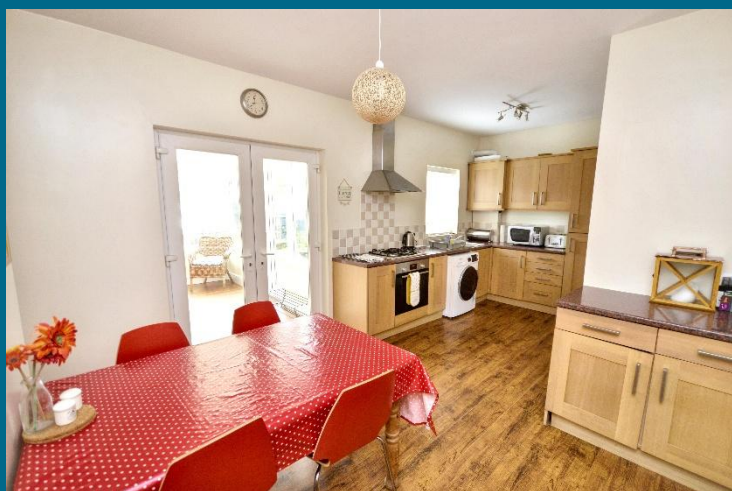
TENURE

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: B

EPC RATING: TBC

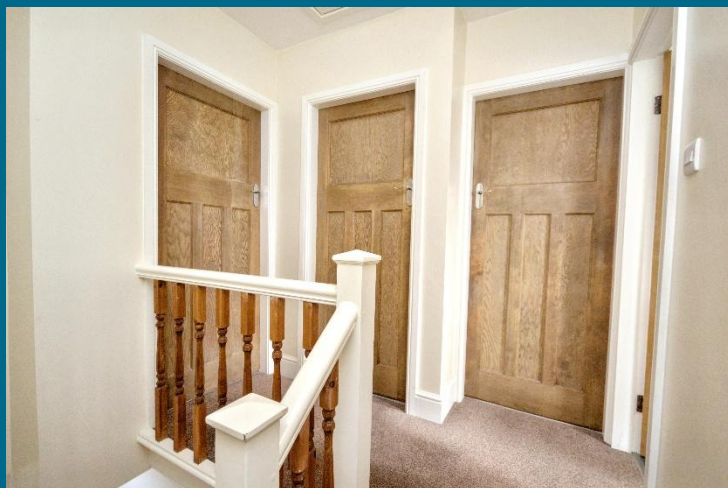
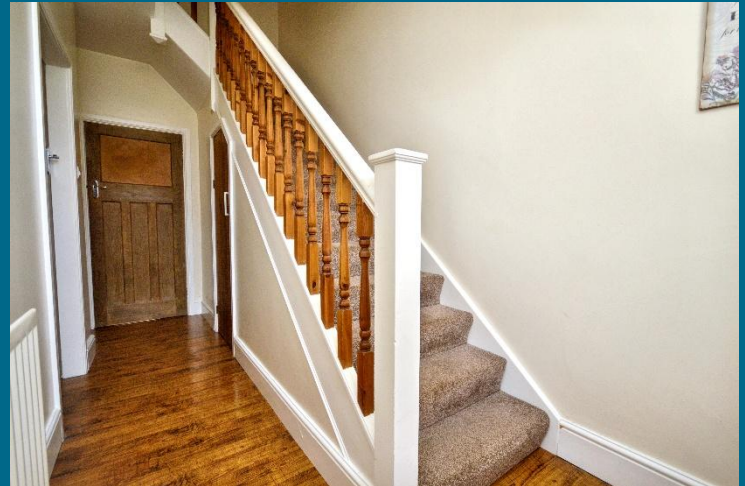
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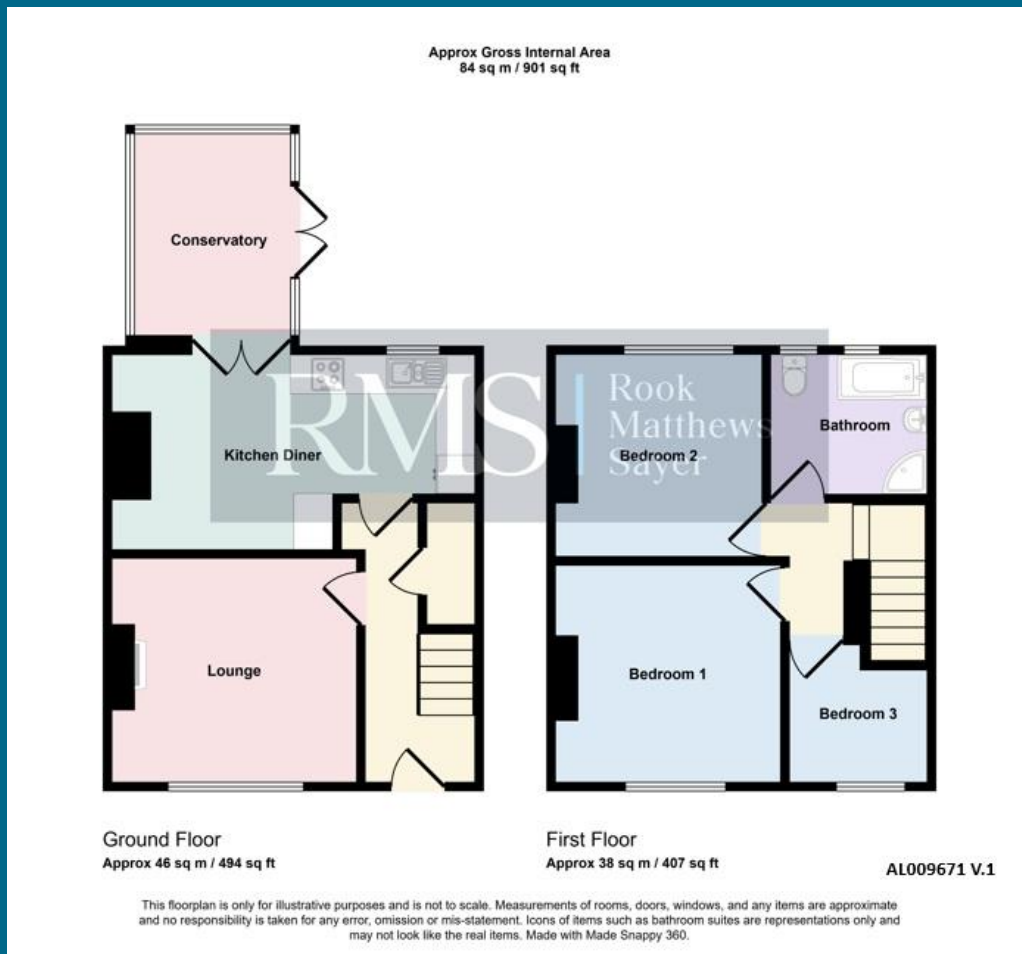


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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