



Sandyway | Amble | NE65 0PQ

**£185,000** offers over

This is a great opportunity to acquire a good-sized bungalow with huge potential for transformation. This two bedroom detached bungalow offers a blank canvas if you are looking for your main residence, a holiday escape or a rewarding investment project. Tucked away on a residential row of bungalows, the property offers excellent space on one level benefitting from gas central heating and double glazing.

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## DETACHED BUNGALOW

## HUGE POTENTIAL TO IMPROVE

**SPACIOUS LOUNGE & GOOD-SIZED BREAKFAST KITCHEN WITH UTILITY**

**GAS CENTRAL HEATING & DOUBLE GLAZING**

**WITHIN WALKING DISTANCE TO THE TOWN CENTRE AMENITIES**

**GARDENS TO THE FRONT & REAR, DRIVEWAY ACCESSING THE SINGLE GARAGE**

**LOCATED IN A GREAT POSITION IN THIS POPULAR & SOUGHT AFTER HARBOUR TOWN**

**VIEWING STRONGLY RECOMMENDED TO FULLY APPRECIATE THIS OPPORTUNITY**

For any more information regarding the property please contact us today

6 Sandyway, Amble, NE65 0PQ

The home is ideal for anyone looking for a project, with the scope to enhance the living space throughout and will become a superb property located within walking distance to the town centre shops, cafes and restaurants as well as the harbour area with Little Shore Beach, Pier and an array of fish restaurants and coffee shops. Entering the property the living rooms are all accessed from the entrance hall. The lounge is located at the rear with patio doors opening into the garden and there is a fireplace with power point for an electric fire. The breakfast kitchen is fitted with a range of wall and base units and sink unit with taps, currently there is a gas hob, electric cooker and extractor and space for fridge freezer, a replacement can include a breakfast bar or room for a breakfast table. Benefitting from a separate utility room with plumbing for a washing machine, there is a courtesy door into the single garage and rear garden. Both bedrooms are doubles, one with fitted wardrobes and the bathroom has a white fitted suite with bath and shower over, wash hand basin and low level w.c. Outside there is a neatly tended lawned garden to the front with a driveway providing off road parking and accessing the single integral garage with roller shutter door. A pathway leads to the rear of the property where there is an enclosed garden enjoying a sunny aspect which is a lovely space to sit and enjoy the warmer months of the year.

Just a short walk away from the town centre amenities, Amble has a traditional working harbour town with plenty of shops and supermarkets for everyday needs. It has become a very desirable place to live with schools for children of all ages and lots of leisure amenities and social clubs and events taking place throughout the year. There is a regular bus service visiting Morpeth and Alnwick with connections to Berwick and Newcastle. The train station in Alnmouth provides a fast service to Edinburgh and Newcastle with links to services throughout the country and the A1 road travels along the north and south of the country connecting to road and motorway networks to Scotland, the West and South of the country.

Druridge Bay Country Park is just a short drive where you find a glorious wide sandy bay, watersports lake and countryside walks and the picturesque villages dotted along the coastline are worth a day trip to enjoy a beach walk along the shore line.

Sandyway is a superb and worthwhile renovation opportunity for many types of buyers either locally or moving into the area and we would recommend a viewing to fully appreciate the transformation which can be easily achieved.

### ENTRANCE HALL

### LOUNGE 17'11"

(5.46m) max x 11'9" (3.58m) max

### BREAKFAST KITCHEN

12'2" (3.71m) x 10'7" (3.22m)

### UTILITY ROOM

9'3" (2.82m) max x 6'3" (1.91m) max

### BEDROOM ONE

12' (3.66m) max x 8'9" (2.67m) max

### BEDROOM TWO

10'10" (3.30m) max x 9'4" (2.84m)

### BATHROOM

### SINGLE GARAGE, DRIVEWAY AND GARDENS

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Full Fibre Broadband is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: 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: B

EPC RATING: Currently awaiting EPC



AL009378/LP/TB/23.04.26/V.2



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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.

**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 relation to this property.



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