



49 Castle View

Amble



49 Castle View, Amble, Morpeth, Northumberland, NE65 0NN

A beautifully presented, fully refurbished and reconfigured, three bedroom semi-detached house, with an east facing rear garden, newly laid resin driveway to the front, allowing off street parking for three cars, and an attached single garage with an electric roller door - ideally located and only a short walk to the local shops, cafes, pubs & restaurants in Amble.

The excellent family home has had a number of refurbishment works completed over the last 8 years including; the opening up of the former dining room to the kitchen, creating a superb newly fitted family kitchen/breakfast room, the new resin triple driveway, new gutters and downpipes, new windows and doors, new gas boiler, plumbing and electric works, new radiators, and completely re-plastered internally and newly rendered externally. Further improvements include; the creation of a ground floor WC, newly fitted shower room/WC, contemporary oak and glass balustrade fitted to the new staircase, a HETAS certified cast iron wood burning stove added to the sitting room, electric roller door to the garage and new fencing added in the garden.

Ground floor - Reception hallway with an oak and glass balustrade staircase to the first floor, and quality Karndean flooring | Ground floor WC | Lovely sitting room with a cast iron wood burning stove, and window to the front | Fabulous open plan kitchen/breakfast room with a large central island and a range of fitted cabinets with granite worktops - integrated appliances include an induction hob, double oven, dishwasher and fridge/freezer - French doors open to the rear garden | Utility room with plumbing for a washing machine and space for a tumble dryer.





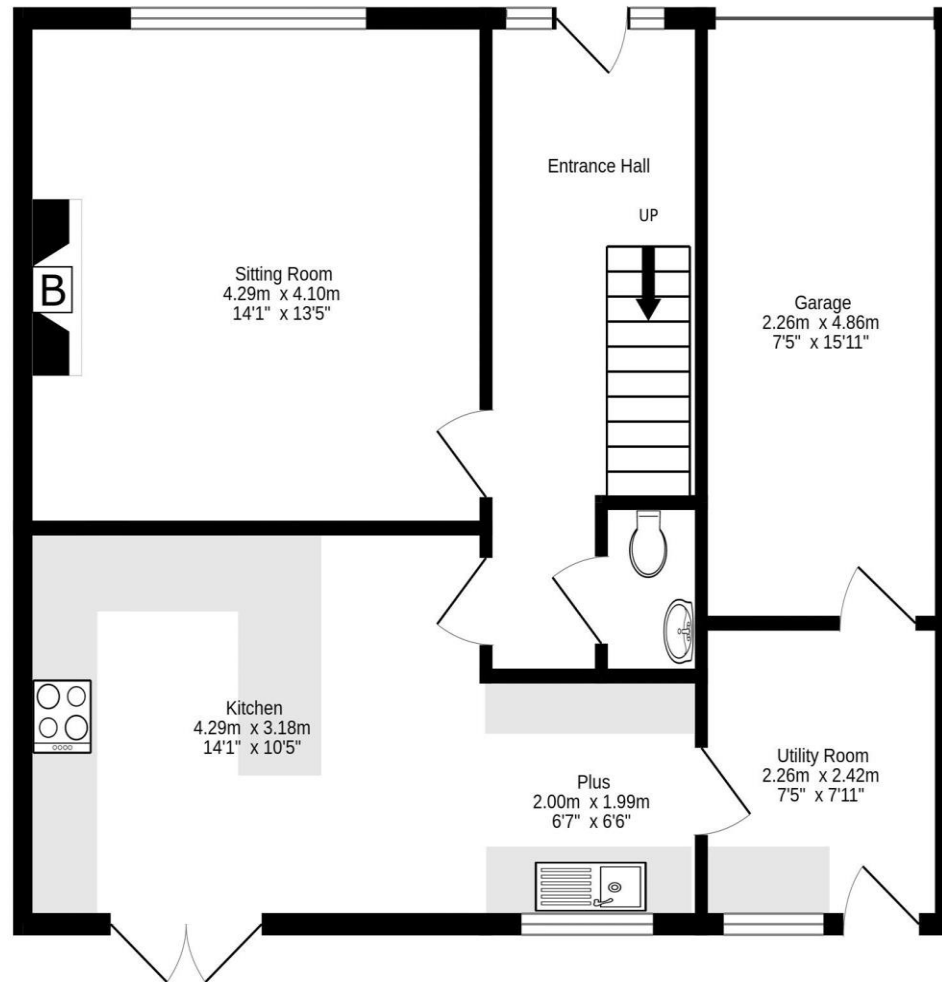
First floor - First floor landing | Double bedroom one with a range of fitted wardrobes to one wall | Second double bedroom | Single bedroom three | Good sized family shower room with a walk in shower with rainfall head, WC, wash hand basin, inset spots and under floor heating.

Externally - The house has a smart resin driveway to the front, with parking for three cars, leading to the single garage | The rear garden is lawned with a low wall to the boundary. Amble offers a range of local amenities, including a wide variety of shops, cafes, bars and restaurants, with a thriving working Harbour and lovely 'Little Shore' beach. Amble Harbour has a number of independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. The location is ideal for exploring the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous Castles including Warkworth, Alnwick, Dunstanburgh, Bamburgh & Lindisfarne, and the bustling market towns of Alnwick and Morpeth. Alnmouth Railway Station is only a short drive, with regular direct services to London Kings X, Edinburgh Waverley and Newcastle Central Station.

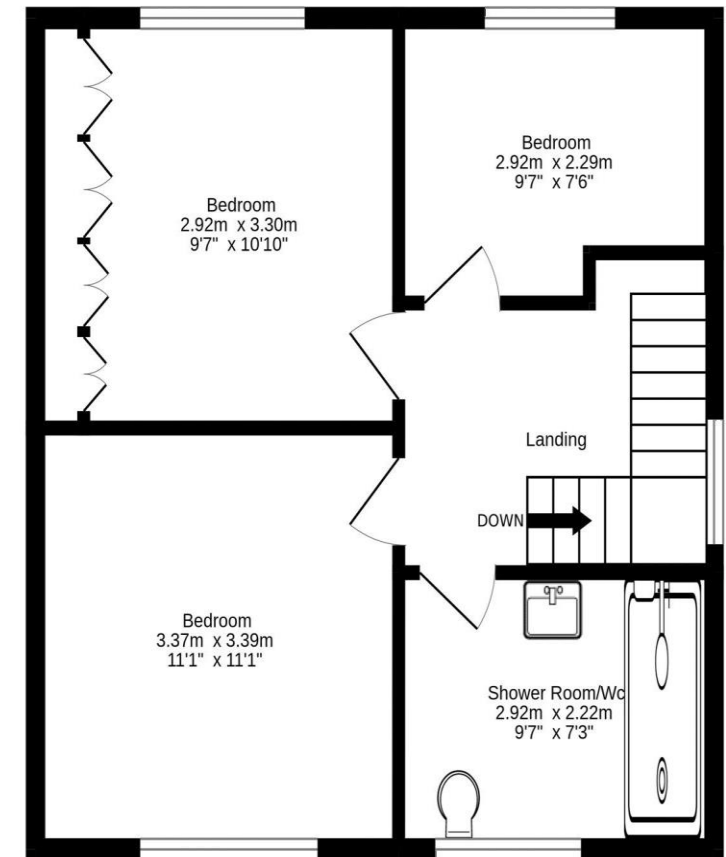
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: C

Guide Price £275,000

Ground Floor
61.6 sq.m. (663 sq.ft.) approx.



1st Floor
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 103.7 sq.m. (1116 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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