

BRUNTON

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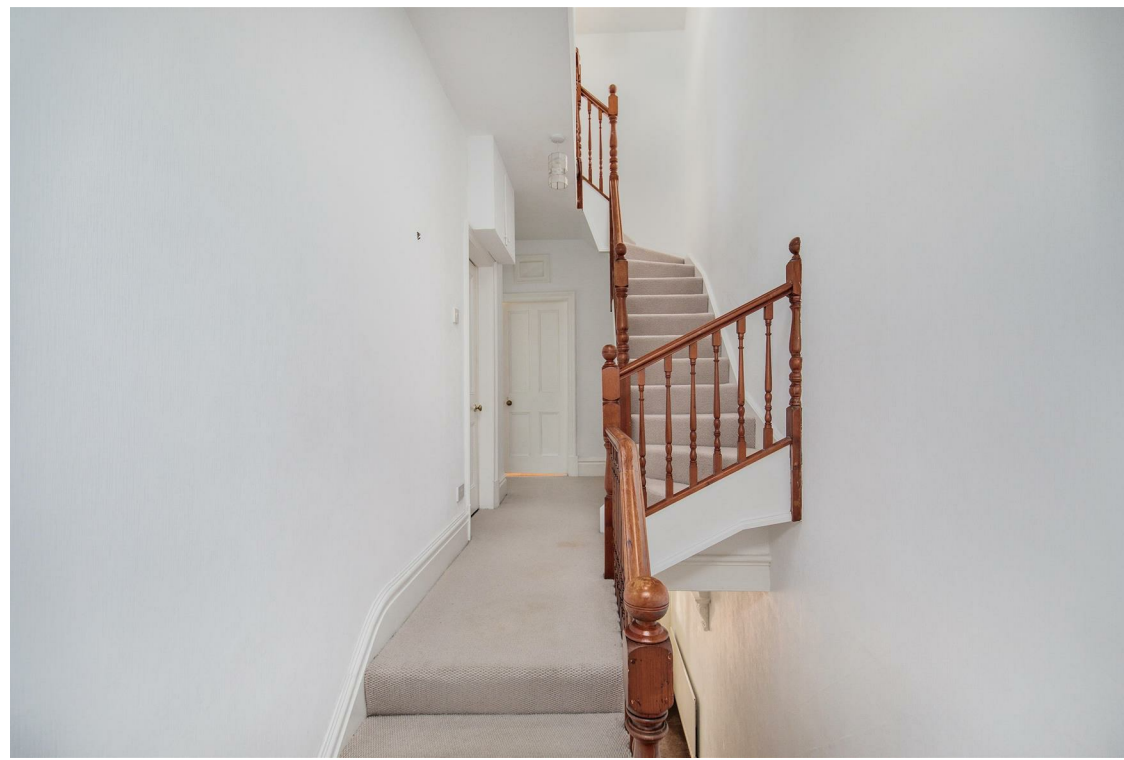
GEORGE STREET, AMBLE, MORPETH, NE65

Offers Over £210,000

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Attractive period home offering spacious and versatile accommodation arranged across three floors, with four well-proportioned bedrooms along with practical living spaces.

This larger style terrace offers a welcoming living room, formal dining room with fire alcove and well-equipped kitchen, with the dining room and kitchen both overlooking the rear. Three bedrooms and the family bathroom are positioned on the first floor, while the second floor provides a generous fourth bedroom with an en-suite shower room and windows overlooking the Marina, creating a bright and private additional space.

George Street is situated in the popular coastal town of Amble, offering excellent access to the town's wide range of shops, cafés, restaurants and everyday amenities. The property is also well placed for enjoying the Northumberland coastline, harbour and surrounding countryside, while nearby Morpeth provides further amenities and transport connections. The location offers an appealing combination of town and coastal living within easy reach of the wider Northumberland area.

There are impressive views towards the towns Marina and the beach is easily accessible.

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The internal accommodation comprises: an entrance lobby that opens into an entrance hall with stairs to the first floor and a storage cupboard below. Immediately to the right, a living room overlooks the front of the property and has a feature fireplace. Adjacent to this, a formal dining room enjoys views over the rear patio, alongside a feature fire place. To the rear of the property, a fitted kitchen is well-equipped with a range of wall and base units and integrated appliances. The kitchen overlooks the rear patio and has a door leading outside. The rear yard has an outhouse/utility area housing the central heating boiler and with plumbing for a washer-dryer.

The first-floor landing provides access to three well-proportioned bedrooms and a family bathroom, while the second floor comprises a generous bedroom with an en-suite shower room, Velux skylights and a dormer window overlooking the Marina and towards Warkworth Castle.

Externally, the property has an enclosed yard to the rear, creating an ideal space for everyday family life and entertainment.



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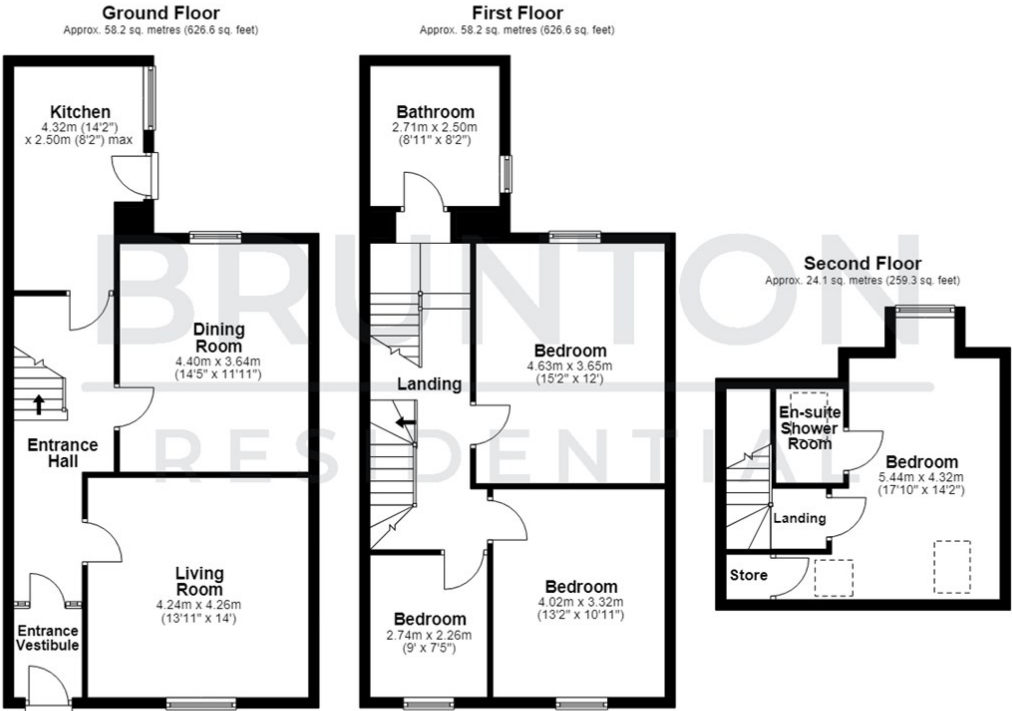
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 140.5 sq. metres (1512.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		58
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		