



Bamburgh Close | Amble | NE65 0GR

£240,000

A well-presented three-bedroom detached home situated on a popular modern development in the coastal town of Amble. Conveniently located close to local amenities, the property features a spacious dining kitchen opening onto a private rear garden that is not overlooked, a principal bedroom with en-suite shower room, integral garage, driveway parking and the added benefit of no onward chain.

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DETACHED FAMILY HOME

CLOSE TO LOCAL AMENITIES

MASTER WITH EN-SUITE

ENCLOSED REAR GARDEN

OPEN PLAN DINING KITCHEN

GARAGE & DRIVEWAY

MODERN DEVELOPMENT

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated on a modern residential development in the thriving coastal town of Amble, this well-presented three-bedroom detached house offers comfortable family living in a highly convenient location.

The property enjoys excellent access to local amenities, including a nearby supermarket and petrol station, while the shops, cafés and everyday facilities within Amble town centre are also within easy reach. The town's picturesque harbour, marina and stunning Northumberland coastline are close by, making this an ideal home for those who enjoy coastal living.

The accommodation includes a welcoming lounge and a spacious dining kitchen positioned to the rear of the property, creating an ideal space for family life and entertaining. French doors lead directly out to the rear garden, which is a particular highlight of the home, benefiting from a pleasant open outlook and not being overlooked by neighbouring houses to the rear.

Upstairs, there are three bedrooms, including a generous principal bedroom with its own en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property benefits from an integral garage and a driveway providing off-street parking for a couple of vehicles. The enclosed rear garden offers a private space to relax and enjoy the outdoors.

Available with the added advantage of **no onward chain**, this is an excellent opportunity for a wide range of buyers seeking a detached home in one of Northumberland's most popular coastal towns.

ACCOMMODATION

Entrance hall

Double glazed entrance door, radiator, doors to garage and living room.

Living room (front) 10' 3" x 16' 1" (3.12m x 4.90m)

UPVC double-glazed window, radiator, doors to entrance hall and inner hall.

Inner hall

Radiator, staircase to first floor, doors to; W.C., dining kitchen, living room.

Dining kitchen (rear) 18'9 x 7'8 (5.72m x 2.33m)

Fitted wall and base units incorporating; 1.5 stainless steel sink, integrated gas hob with electric oven and extractor hood, space fridge-freezer, space for washing machine, space for tumble dryer. UPVC double-glazed window and French doors to rear garden, vinyl tiled floor, radiator, ceiling downlights

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W.C.

Close-coupled W.C., wash-hand basin with tiled splash-back, extractor.

First floor landing

UPVC double-glazed frosted window, storage cupboard, loft access hatch, doors to bedrooms and bathroom.

Bedroom one (front) 13'7 x 9'7 (4.15m x 2.92m)

UPVC double-glazed windows, radiator, door to ensuite.

Ensuite shower room

Tiled double shower cubicle with mains shower, close-coupled W.C., pedestal wash-hand basin, radiator, part-tiled walls, UPVC double-glazed frosted window, extractor.

Bedroom two (rear) 8'8 x 11'2 (2.64m x 3.40m)

UPVC double-glazed window, radiator.

Bedroom three (rear) 9'10 x 7'10 (2.99m x 2.39m)

UPVC double-glazed window, radiator.

Bathroom

Bath with tiled surround, pedestal wash-hand basin, close-coupled W.C., radiator, part-tiled walls, extractor, UPVC double-glazed frosted window.

Externally

Front garden laid to lawn and a double driveway leading to the garage and front door.

Rear garden laid to lawn with fenced boundaries and planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway

Accessibility: There is level front door access and wide doorways

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.

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1st January 2015

Ground Rent: £200 per annum.

COUNCIL TAX BAND: C

EPC RATING: C

AL009578/DM/HH/21.06.2026/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





17 Bamburgh Close, Amble, Morpeth, NE65 0GR



AL009578 VERSION 1

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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