



Priory Park | Amble | NE65 0HY

£190,000

A fantastic opportunity within the coastal town of Amble —this three-bedroom semi-detached home with garage sits on a corner plot and is offered with no onward chain, ready for you to update and make your own.

RMS | Rook
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 X 3  X 1  X 2

SEMI DETACHED HOUSE

OPEN PLAN LIVING/DINING ROOM

CORNER PLOT OFFERING

POPULAR COASTAL LOCATION

ENSUITE BEDROOM ONE

DRIVEWAY & INTEGRAL GARAGE

LOW MAINTENANCE GARDENS

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated within a popular modern development in the coastal town of Amble, this semi-detached home presents an excellent opportunity for buyers seeking a property with potential. Offered with no onward chain and vacant possession, the house is ready for immediate occupation while allowing scope for some updating to suit individual tastes.

The accommodation begins with an entrance hall leading to a ground floor W.C, kitchen, living space, and integral garage. The kitchen is fitted with a range of wall and base units and offers space for freestanding appliances, making it a practical area with potential for enhancement.

To the rear, the spacious open-plan living and dining room provides a versatile and sociable layout. With a feature fireplace incorporating an electric fire, under-stairs storage, and French doors opening onto the garden, this room benefits from plenty of natural light and direct outdoor access.

Upstairs, the first floor comprises three bedrooms and a shower room. The main bedroom enjoys the added benefit of fitted wardrobes and an ensuite shower room, while the remaining bedrooms offer flexible accommodation for family, guests, or home working.

Externally, the property occupies a corner plot, offering a sense of space and additional privacy. To the front, there is driveway parking alongside a gravelled area, small planted flower-bed while the integral garage provides further storage or parking options. The rear garden is designed for low maintenance, featuring gravelled sections, patio areas, and planted borders, all enclosed for privacy. A side gate allows convenient access between the front and rear of the property.

This is a fantastic opportunity to acquire a well-located home in a sought-after coastal setting, ideal for those looking to put their own stamp on a property.

Entrance hall

UPVC double glazed entrance door, coving to ceiling, radiator, doors to; WC, kitchen, living room, garage.

W.C

Close-coupled WC, wash hand basin with tiled splash-back, radiator, UPVC double glazed frosted window

Kitchen 8'8" (2.64m) x 9'8" (2.95m)

Fitted with wall and base units incorporating; single stainless-steel sink, space for washing machine, space for electric cooker, extractor hood, space for dishwasher. UPVC double glazed window, part-tiled walls, radiator.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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Open plan living/dining room (rear) 21'4" (6.50m) x 12'1" (3.68m)

UPVC double glazed window, UPVC double glazed French doors, fireplace incorporating an electric fire (gas supply in-situ) , coving to ceiling, radiators, under-stairs storage cupboard, staircase to first floor.

First floor landing

Airing cupboard housing hot water tank, loft access hatch, doors to bedrooms and shower room.

Bedroom one (rear) 10'1" (3.07m) x 12' (3.66m)

Sliding mirror door wardrobes, UPVC double glazed window, radiator, door to ensuite.

Ensuite

Tiled shower cubicle with an electric shower, close-coupled WC, pedestal wash-hand basin with tiled splash-back, UPVC double glazed frosted window to rear, extractor, shaver point.

Bedroom two (front) 9'8" (2.95m) x 9'11" (3.02m)

UPVC double glazed window, radiator.

Bedroom three (front) 11'4" (3.45m) x 6'11" (2.11m)

UPVC double glazed window, radiator.

Garage 8'3" (2.52m) x 16'5" (5.00m)

Electric roller garage door, light and power sockets, shelving

Externally

Driveway parking to the front with a gravelled area and small flower bed. Boundary wall with wrought-iron railings to the side.

Rear garden with wall and fence boundaries, mainly gravel and patio areas, feature planting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway & Garage

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: C

EPC RATING: C

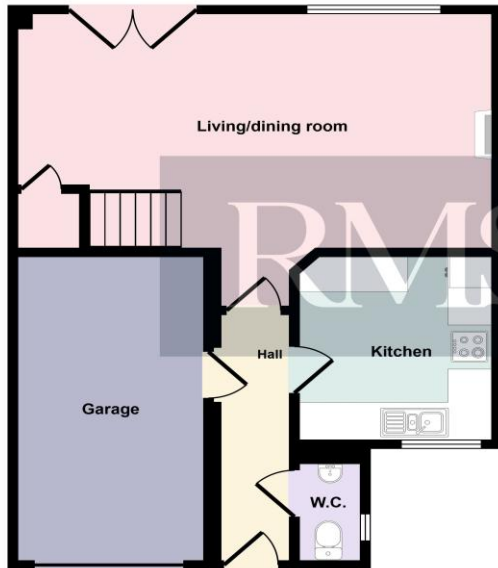
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

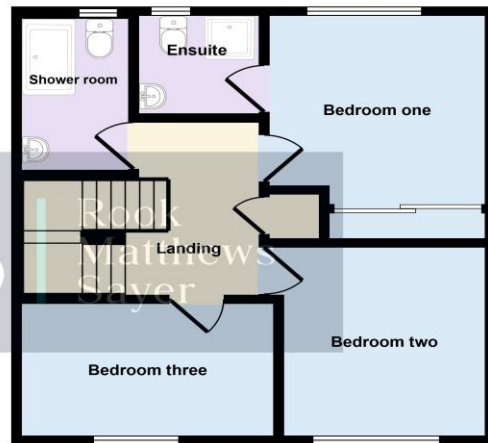




Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 54 sq m / 579 sq ft



First Floor
Approx 44 sq m / 476 sq ft

AL009491 Version 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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