



Mariners View | Amble | NE65 0JH

**£250,000**

A well-positioned two-bedroom bungalow in a quiet Mariners View cul-de-sac, just moments from Amble's shops and scenic riverside walks to Warkworth. Offering private, non-overlooked gardens, a garage, and a bright conservatory off the rear living room, this low-maintenance home is ideal for downsizers or retirees seeking comfort, convenience, and a peaceful coastal setting.

**RMS** | Rook  
Matthews  
Sayer



## DETACHED BUNGALOW

## NO CHAIN

### LOCATED IN A QUIET CUL-DE-SAC

### GARAGE & GARDENS

### SPACIOUS LOUNGE WITH ROOM FOR A TABLE & CHAIRS

### KITCHEN & SEPARATE UTILITY

### CONSERVATORY WITH A SUNNY ASPECT OVERLOOKING THE REAR GARDEN

### TWO DOUBLE BEDROOMS (ONE WITH FITTED WARDROBES)

For any more information regarding the property please contact us today

8 Mariners View, Amble, NE65 0JH

Tucked away in a quiet cul-de-sac on Mariners View, just off Gloster Hill in the sought-after coastal town of Amble, this delightful two-bedroom bungalow is ideal for retirees or those looking to downsize.

Perfectly positioned, the property enjoys easy access to Amble's bustling main shopping street, with its range of local shops, cafés, and essential amenities. For those who enjoy the outdoors, scenic estuary and riverside walks stretch towards nearby Warkworth, offering beautiful surroundings right on your doorstep.

The bungalow benefits from a desirable rear aspect, backing onto allotments, ensuring it is not overlooked and providing a quiet and private setting. Externally, the home boasts a lawned front garden with a driveway leading to a garage, while a generous wrap-around garden extends to the side and rear—ideal for relaxing, gardening, or entertaining.

Inside, the accommodation is well laid out and thoughtfully designed. There are two spacious double bedrooms, while the living room is situated at the rear of the property, leading through to the bright conservatory that enjoys views over the garden - perfect for enjoying the outlook throughout the seasons. A galley-style kitchen connects the living space to a useful utility area, enhancing the practicality of the home.

With its convenient location, private gardens, and comfortable layout, this charming bungalow represents an excellent opportunity for those seeking a quiet yet well-connected home in one of Northumberland's most popular coastal towns.

#### ENTRANCE HALL

Double-glazed entrance door | Electric wall heater | Coving to ceiling | Loft access hatch | Linen cupboard housing hot water cylinder | Doors to bedrooms, living room and bathroom

#### LIVING ROOM 18' 4" x 12' 9" (5.58m x 3.88m)

Double-glazed windows and door to conservatory | Electric wall heaters | Coving to ceiling | Doors to hall and kitchen

#### KITCHEN 10' 2" x 7' 9" (3.10m x 2.36m)

Fitted with a range of wall and base units incorporating; single stainless steel sink, space for electric cooker and space for fridge freezer

Double-glazed timber framed window | Part-tiled walls | Coving to ceiling | Ceiling downlights

#### UTILITY 4' 10" x 7' 10" (1.47m x 2.39m)

Double-glazed external door to garden | Fitted units incorporating; single bowl sink, space for washing machine, part-tiled walls

#### BEDROOM ONE (Front) 11' 1" x 11' 6" (3.38m x 3.50m)

Double-glazed timber framed window | Fitted sliding door wardrobes | Coving to ceiling

#### BEDROOM TWO (Front) 9' 6" x 9' 2" (2.89m x 2.79m)

Double-glazed timber framed window | Electric wall heater | Coving to ceiling

T: 01665 510044

Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer

### CONSERVATORY 9' 10" x 8' 2" (2.99m x 2.49m)

UPVC double-glazed windows | Tiled floor | Light and electric power sockets

### GARAGE 8' 10" x 7' 4" (2.69m x 2.23m)

Up and over garage door | Light and power sockets

### EXTERNALLY

Front lawn garden with a drive to the side leading to the garage

Fenced rear garden with a lawn and mature planted bushes and shrubs | Cold water tap

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

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

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & 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: C

### EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

AL009431/DM/TB/31.03.26/V1



T: 01665 510044

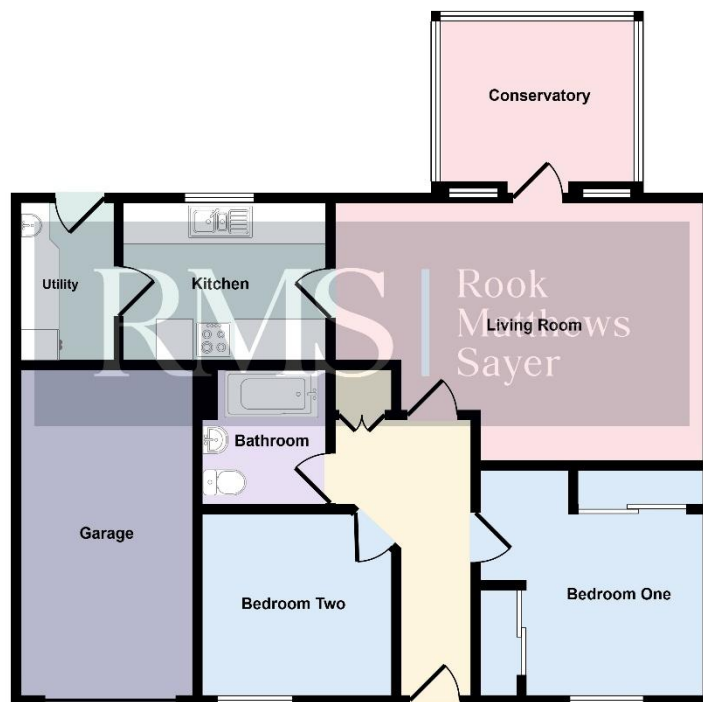
Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer





Approx Gross Internal Area  
79 sq m / 864 sq ft



Floorplan

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.

AL009431 VERSION 1

**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.



T: 01665 510044

Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer