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WARKWORTH WAY, AMBLE, MORPETH, NE65

£195,000

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Delightful three-bedroom semi-detached home on Warkworth Way in Amble, offering well-presented accommodation, together with off-street parking, a garage and an enclosed rear garden.

The property provides a practical layout suited to modern family life, with a spacious lounge, a bright kitchen/dining room opening directly onto the garden, and three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the additional ground-floor WC and family bathroom provide further convenience. The enclosed rear garden combines a paved seating area with lawn, creating a pleasant and manageable outdoor space.

The property is conveniently positioned within Amble, with a good range of local shops, supermarkets, schools, cafés and everyday amenities available within the town. Amble is particularly well known for its harbour, marina and proximity to the Northumberland coastline, with nearby beaches and coastal walks providing excellent opportunities for outdoor recreation. The property is also well placed for access to picturesque nearby towns and villages, such as Alnmouth, Warkworth and Alnwick, with road links connecting to the wider North East.

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The internal accommodation comprises: an entrance vestibule leading into the main lounge, a spacious reception room with a front-aspect window and attractive wood-effect flooring. The lounge provides a comfortable principal living space, with a door leading through to the inner hallway. The inner hallway provides access to the staircase rising to the first-floor landing, together with a convenient ground-floor WC.

A further door leads into the kitchen/dining room, which spans the rear of the property and provides a bright and practical space for everyday living and entertaining. The kitchen is fitted with a range of white wall and base units, complemented by contrasting work surfaces and tiled splashbacks, with integrated cooking appliances and space for further appliances. There is also ample room for a dining table, whilst French doors open directly onto the rear garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from an en-suite shower room. The remaining two bedrooms are also well proportioned, with the accommodation offering useful flexibility for family members, guests or home working. The family bathroom is nicely presented and fitted with a bath, WC and wash hand basin.

Externally, the property benefits from a lawned front garden with a paved pathway leading to the entrance, together with a driveway providing off-street parking and access to the garage. The enclosed rear garden is predominantly laid to lawn with a paved patio area adjoining the property, providing a pleasant space for outdoor seating and entertaining.



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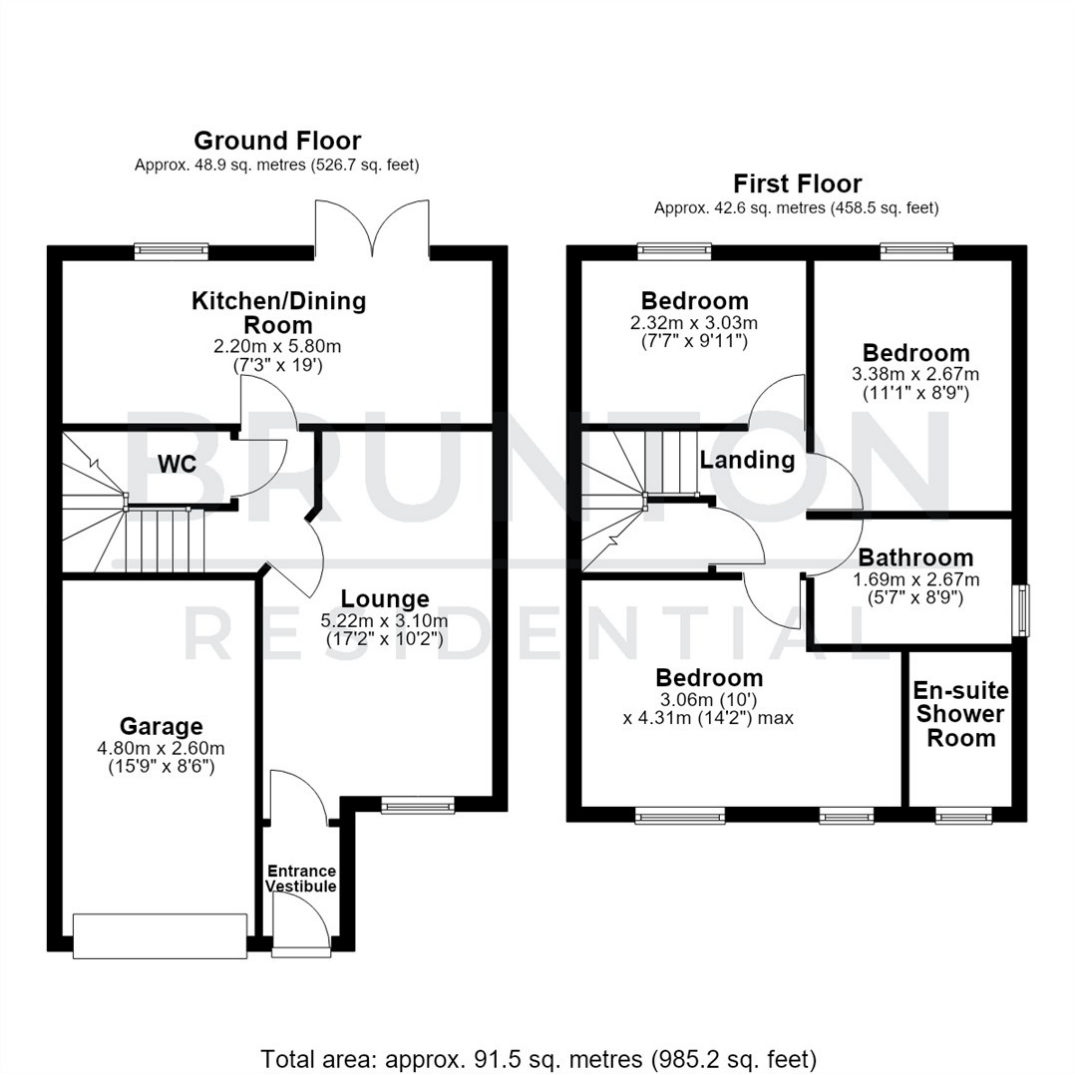
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		