Norham Drive | Amble | NE65 0GU

£145,000

Move straight in and enjoy life by the coast with this beautifully presented two-bedroom home, offered with no onward chain. Recently re-decorated and re-carpeted throughout, the property boasts a stylish interior, private rear garden, allocated parking and a convenient location close to Amble town centre, marina, coastline and local amenities.

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X 2 X 1 X 1

END-TERRACED

NO ONWARD CHAIN

RECENTLY RE-DECORATED

ALLOCATED PARKING BAY

PRIVATE REAR GARDEN

CLOSE TO AMENITIES

For any more information regarding the property please contact us today

Offered to the market with no onward chain, this modern and immaculately presented two-bedroom home is ideal for first-time buyers, investors, or those seeking a low-maintenance property in a highly convenient location.

Having been recently re-decorated and re-carpeted throughout, the property is ready to move straight into and enjoys a well-balanced layout with the added benefits of an allocated parking bay and an rear garden.

The accommodation begins with an entrance with a W.C. off to the side, which then leads into the bright living/dining room, a welcoming space that enjoys pleasant views over the rear garden. To the front of the property, the modern kitchen is fitted with a range of units and includes an integrated oven and hob, together with space for a washing machine and fridge freezer.

On the first floor, the spacious principal bedroom overlooks the rear garden and enjoys views towards the open fields beyond. The room also benefits from a large built-in storage cupboard. Bedroom two is situated at the front of the property and would make an excellent guest room, nursery, or home office.

Completing the accommodation is a stylish bathroom fitted with a contemporary white suite, incorporating a vanity drawer unit with integrated wash hand basin and a mains-fed shower over the bath.

Externally, the property features a private rear garden with a patio, lawn area, and a shed, providing an attractive outdoor space for enjoying the warmer months, while the allocated parking bay offers valuable off-street parking.

Known as **"The Friendliest Port"**, Amble is a thriving and increasingly popular coastal town on the stunning Northumberland coastline. The town offers a superb range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. The picturesque marina, harbour village and waterfront are popular attractions, while beautiful beaches and coastal walks can be enjoyed nearby. Amble also provides easy access to the historic market town of Alnwick, the spectacular Northumberland coast, and excellent transport links throughout the region, making it a wonderful place to call home.

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

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ENTRANCE HALL

W.C.

LIVING ROOM
16' 0" x 15' 6" (4.87m x 4.72m)

KITCHEN
8' 3" x 8' 9" (2.51m x 2.66m)

BEDROOM ONE
13' 1" x 8' 8" (3.98m x 2.64m)

BEDROOM TWO
11' 4" x 6' 7" (3.45m x 2.01m)

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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.

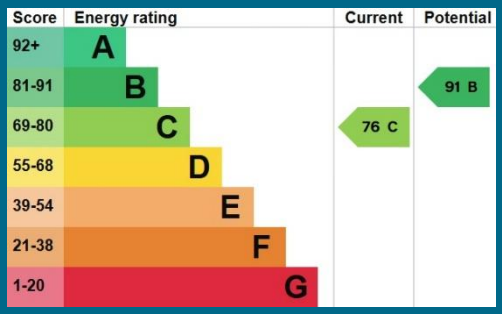
AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
If you require any further information on this, please contact us.

TENURE
The vendors are in the process of purchasing the freehold of the property. Therefore, the property will be sold as freehold. The current lease details are:
Length of Lease: 999 years from 01/01/2015
Ground Rent: £225.69 per annum.
Any Other Charges/Obligations: Grounds maintenance: £114.12 per annum
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.

COUNCIL TAX BAND: A

EPC RATING: C

AL009796.DM.VG.14/09/2026.V.1
TW/TW/20/10/2026 Amended price



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Ground Floor **First Floor**

AL009796 V.1

Total floor area 0.0 m² (0 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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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.

The Property Ombudsman

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