



Warkworth Way | Amble | NE65 0FZ

£220,000

Extended and larger than the standard design of this house type, this stylish three-bedroom home on Warkworth Way in Amble offers spacious open-plan living across three floors, including a standout attic bedroom. Ideally located for local amenities, the coast, and Druridge Bay, it also features a low-maintenance private garden and an allocated parking space – perfect for buyers seeking extra space in a sought-after coastal setting.

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MODERN MID-LINK HOUSE

ALLOCATED PARKING SPACE

EXTENDED CONTEMPORARY DINING KITCHEN

CLOSE TO LOCAL AMENITIES

THREE WELL-PROPORTIONED BEDROOMS

POPULAR RESIDENTIAL DEVELOPMENT

**LOW MAINTENANCE PAVED & FENCED
REAR GARDEN**

**GAS CENTRAL HEATING & FULLY
DOUBLE GLAZED**

For any more information regarding the property please contact us today

23 Warkworth Way, Amble, NE65 0FZ

Set on the sought-after Warkworth Way in Amble, this beautifully presented home stands out from others of its type thanks to a thoughtfully designed ground floor extension, creating significantly more living space than the standard layout.

Ideal for first-time buyers or those who love this style of property but desire extra downstairs room, the home is positioned within a modern development in the popular coastal town of Amble on the Northumberland Coast. The location offers excellent convenience, with easy access to Morrisons supermarket, The Amble Inn pub, the town centre's shops and amenities, as well as scenic coastal walks and nearby Druridge Bay Country Park.

The accommodation is arranged over three floors and has been extended to the rear to provide a spacious open plan dining kitchen, perfect for modern living and entertaining, with direct access to the rear garden. The property boasts three well-proportioned bedrooms, including an impressive attic-style principal bedroom occupying the top floor.

Externally, the fenced rear garden has been designed for low maintenance, featuring paving throughout and enjoying a private aspect with no properties directly adjoining the garden. To the front, the property benefits from an allocated parking space and a pleasant, more open outlook.

A fantastic opportunity to acquire a larger-than-average home of this design, in a desirable coastal setting.

ENTRANCE LOBBY

LOUNGE

14' 11" max x 11' 10" max (4.54m x 3.60m)

INNER LOBBY

DOWNSTAIRS W.C.

DINING KITCHEN

17' 9" x 11' 8" plus recess (5.41m x 3.55m)

A stylish and contemporary re-fitted kitchen with an integrated electric hob, oven, and extractor

Space for washing machine and space for a fridge-freezer

LANDING

BEDROOM ONE (second floor)

18' 5" max x 8' 2" (5.61m x 2.49m)

BEDROOM TWO

11' 10" max x 10' 5" max (3.60m x 3.17m)

BEDROOM THREE

11' 10" max x 8' 10" max (3.60m x 2.69m)

BATHROOM

Fitted with a white bathroom suite, including a mains shower over the bath

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: 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: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan Coming Soon

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