

# Newburgh Street, Amble, Morpeth, Northumberland

£215,000



## Full Description

A well-presented family friendly home located close to Amble's popular and vibrant harbour area. Elizabeth Humphreys Homes are proud to welcome to the market this pleasant 3 bedroomed mid-terrace property, which has been extended, benefitting from uPVC windows and a composite front door, a delightful rear garden, a separate garage, super-fast fibre connection, gas central heating and all the other usual mains connections.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

An attractive wrought iron gate leads to an enclosed cottage style front garden. The composite front door opens into an internal porch area with the staircase ascending to the first floor and a conveniently placed storage area offers space to hang coats and store shoes.

A wood and glass door opens to a light and bright lounge with two large windows overlooking the front of the property. Coving enhances the style of this welcoming room, and an electric feature fireplace forms an attractive focal point. French doors open into a large dining area. This bright and airy room, with coving, features sliding patio doors which open into the rear garden creating a seamless transition between indoor and outdoor living. The size and orientation of this room makes it a superb multi use space which could be utilised as another sitting area or a ground floor bedroom if you so wished: a superb additional living space.

The rear hallway provides access to a ground floor WC which is a fantastic asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a white toilet and a wall hung hand basin. The non-slip vinyl flooring furnishing the area provides a practical finish.

The extended kitchen, entered via a wood and glass door, offers a superb number of wall and base units with a painted wood door complemented by a granite effect work surface and light grey/duck-egg blue splash back tiling. In terms of fitted equipment, there is an eye level oven and grill, a large bowl and a half Franke sink and a four-burner gas hob beneath a chimney style extractor fan. There is space and plumbing for a washing machine and space for a free-standing fridge freezer. The brushed chrome switches and sockets add elegance, and the breakfast bar area offers further seating. A uPVC door provides external access.

Taking the stairs to the first floor, the landing opens out to three bedrooms, the family bathroom and an airing cupboard which houses the gas Baxi combi boiler.

The primary bedroom is a spacious double room with two windows taking advantage of views to the front of the property. This well-presented room offers a built-in wardrobe.

Bedroom 2 is a large double room with an aspect over the rear. This light and airy room offers a built-in wardrobe.

Bedroom 3 is a spacious single room overlooking the front of the property. This room incorporates storage above the head of the stairs.

Recently replaced, the family bathroom is a wonderfully light and bright room with two windows allowing for natural light. The suite comprises a bath with shower taps and a separate shower over behind a glass screen, a concealed cistern toilet with a push button, a sink incorporated into the tiled wall with an illuminated mirror above and storage within, a chrome heated towel rail and ceiling spotlights. Sandy coloured tiles with a beige mosaic running through adorn the walls.

The rear garden is low maintenance with artificial grass surrounded by a selection of pots and a box hedge area. There is a large garden shed ideal for the tidy storage of garden accessories. This is a wonderful space in

which you can relax and enjoy a glass of wine or cup of coffee whilst appreciating the sea air during those warm summer months.

Tenure: Freehold

Council Tax Band: B £1937.84 2005/2006

EPC:

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point which is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Garage
- Garden
- Extended
- Walk to the beach
- Walk to the shops
- Walk to bus
- Great location
- Spacious living areas

## Contact Us

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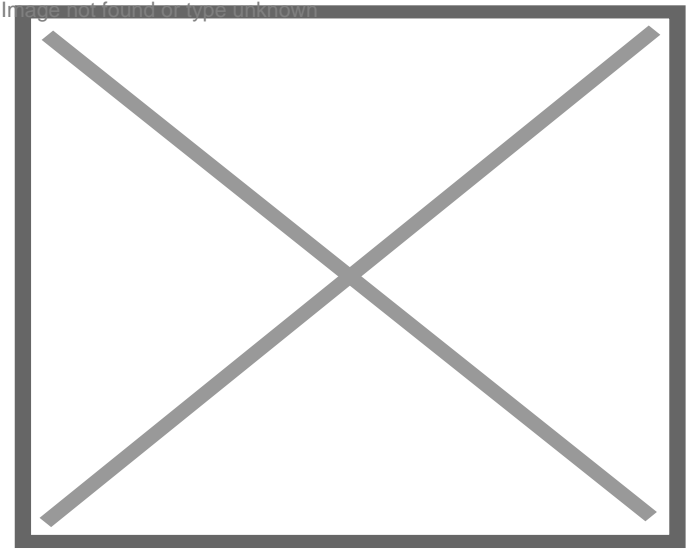
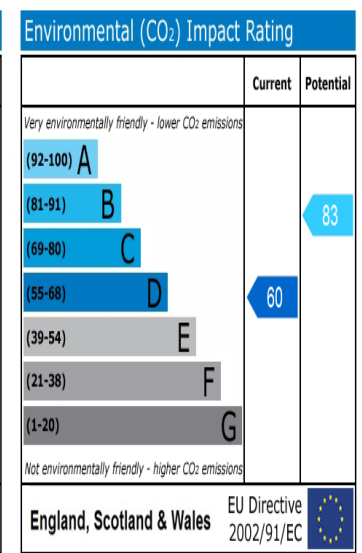
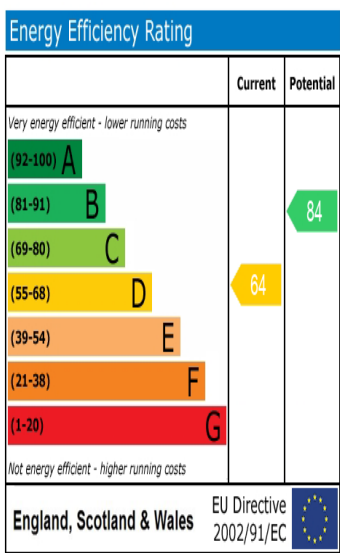
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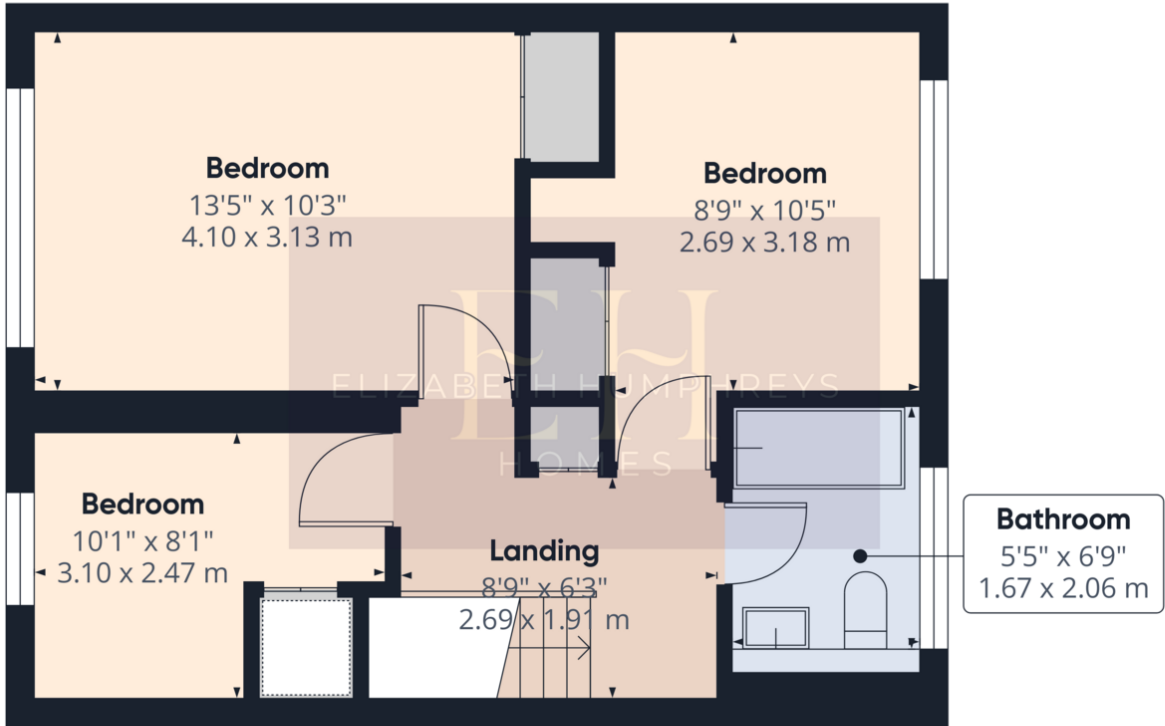
Ground Floor

Approximate total area<sup>®</sup>  
620 ft<sup>2</sup>  
57.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>®</sup>  
419.79 ft<sup>2</sup>  
39 m<sup>2</sup>

(1) Excluding balconies and terraces

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