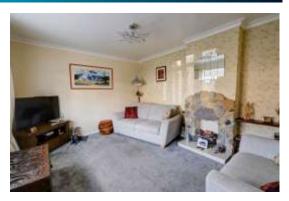


Links Avenue Amble

- Three Bedroom Semi Detached
- Excellent and Immaculately Presented Accommodation
- Close to All Shopping, Leisure Amenities & Schools
- Spacious Dining Kitchen and Downstairs w.c.
- Viewing Strongly Recommended





£ 182,500



Links Avenue

Amble NE65 ORZ

This immaculately presented three bedroom semi detached property offers bright and airy living space and benefits from uPVC double glazing and gas central heating. Located in a popular residential with the sand dunes just at the beginning of the road, this is a perfect choice for the young couple, family or retired. Adjoining a green area to the rear and not overlooked the property also benefits from off road parking. The accommodation briefly comprises to the ground floor: entrance hall, lounge with bay window, a spacious fitted dining kitchen, inner hall, downstairs w.c. and plenty of storage cupboards. To the first floor there are three excellent bedrooms and a nicely presented bathroom. Outside to the front there is a stone easy to maintain garden and a block paved driveway providing off road parking. A side pathway leads to the rear garden which is a great size with lawn area, raised growing beds, rear patio area and an outbuilding with plumbing and electrics for a washer and dryer. The garden is bordered by timber fencing with a gate leading out to the green at the rear of the property. Amble is a thriving harbour town which is growing in popularity with buyers both locally and out of area with a great variety of shopping and leisure amenities for couples and families. This is a well proportioned and superb family home and an early viewing is strongly recommended.

ENTRANCE HALL

uPVC entrance door with glazed side panel. Stairs to the first floor with open storage area under. Radiator.

LOUNGE 14'7" (4.45m) max x 11'2" (3.40m) max

uPVC double glazed bay window to front. Fireplace with pebble surround, marble hearth and space for electric fire. Radiator.

DINING KITCHEN 17'10" (5.44m) max x 12'2" (3.71m) max

uPVC double glazed French doors and window to rear. Fitted with a range of wall, base and drawer units with timber work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashback. Space within chimney recess for range cooker, space for fridge freezer. Two storage cupboards. Radiator, central heating boiler. Fitted bench with storage under.

INNER SIDE LOBBY

uPVC door to side into the garden. Storage cupboard.

DOWNSTAIRS W.C.

 $\ensuremath{\mathsf{uPVC}}$ double glazed window to rear. Low level w.c. Radiator.

LANDING

uPVC double glazed window to side.

BEDROOM ONE 14'5"(4.39m) max x 11'2" (3.40m) max

uPVC double glazed window to front. Radiator, loft access.

BEDROOM TWO 14'4" (4.37m) max x 9'2" (2.79m) max to wardrobe doors

Two uPVC double glazed windows to rear overlooking the garden and to the green area beyond. Built in cupboard, fitted wardrobes with hanging and drawer space. Radiator.

BEDROOM THREE 9'1" (2.77m) max x 8' (2.44m) 2max

uPVC double glazed window to front. Storage cupboards. Radiator.

BATHROOM

uPVC double glazed window to rear. Fitted panelled P-shaped bath with electric shower over. Pedestal wash hand basin, low level w.c. Fitted cabinet, fan. Towel radiator.

OUTSIDE

To the front of the property there is a garden area and gated driveway providing off road parking. A side pathway leads to the rear of the property with a lovely size enclosed garden with lawn area, central pathway with raised growing beds and patio at the end of the garden. Bordered by timber fencing, a garden gate leads to the green area adjacent to the rear and there is a great size garden shed with open storage behind. The outbuilding opposite the side entrance door has light, power and plumbing for a washer and dryer/freezer.

TENURI

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.

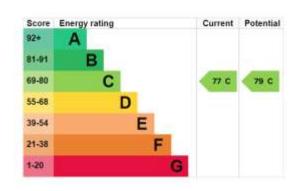
Council Tax Band: A

EPC Rating: C

AM0004267/LP/HH/18092023/V.1







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in relation to this property.

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