



Charles Road Amble

- Well Presented Mid Terraced Property
- Three Well Proportioned Bedrooms
- Light & Airy Open Plan Kitchen/ Dining Room
- Gas Central Heating & Double Glazing
- Viewing Strongly Recommended

£ 150,000



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Charles Road, Amble, NE65 0SQ

Early vacant possession is assured of this light and airy mid link house with pleasant aspect to front overlooking the caravan park and offering access to the shoreline. Very well maintained with gas central heating complimented by upvc double glazing. The layout comprises: entrance hallway, guest cloakroom, lounge, open plan kitchen/dining room with excellent range of shaker units with dining area & twin inter connecting French doors to conservatory, first floor landing, three well proportioned bedrooms and shower room/w.c. Externally there is a detached brick built garage, lovely enclosed low maintenance rear garden & front garden. Amble is a thriving traditional harbour town which has increased in popularity over the last couple of years. There are plenty of shopping and leisure amenities and the larger towns of Alnwick and Morpeth lie close to hand which are also served by a local bus. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond and the A1 with its road networks throughout the County and further afield is within easy reach. Travelling South along the coast road will bring you to the pretty hamlet of Low Hauxley with a beautiful sandy beach overlooking Coquet Island and there is a nature reserve with lakeside walks where many bird species can be seen. The next beach along is Druridge Bay Country Park with its water sports lake, countryside walks and a glorious wide sandy bay. An early viewing of this excellent property is strongly recommended.

UPVC double glazed entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard and radiator.

Cloaks/ W.C.

Frosted double glazed window to front, low level WC, pedestal wash hand basin and radiator.

LOUNGE 12'6" (3.81m) x 11'3" (3.43m)

uPVC double glazed window to front with pleasant outlook. Display shelving, wall light points, radiator & laminate flooring.

DINING KITCHEN 21'6" (6.55m) x 8'4" (2.54m)

Double glazed window to rear. Fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces with concealed lighting, stainless steel sink unit and drainer with mixer tap. Tiled splashbacks, space for cooker, plumbed for washing machine, laminate flooring. Double glazed door to rear. The dining area has double glazed French doors to the conservatory and wall light point.

CONSERVATORY 9'0" (2.74m) x 6'10" (2.08m)

Double glazed windows, dwarf wall. Twin double glazed French doors to garden.

FIRST FLOOR LANDING

Loft access hatch & built in storage cupboard & linen cupboard.

BEDROOM ONE 11'6" (3.51m) x 10'9" (3.28m)

uPVC double glazed window to front with pleasant outlook and radiator.

BEDROOM TWO 11'6" (3.51m) x 11'0" (3.35m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 9'9" (2.97m) x 7'10" (2.39m)

uPVC double glazed window to the front with nice aspect. Radiator.

SHOWER ROOM/WC

Double glazed frosted window to rear. Three piece suite in white comprising pedestal wash hand basin, low level wc, wet board panelled shower area with tray, glazed side panel & mains operated shower, part tiling to walls and radiator.

OUTSIDE

To the front of the property there is gravelled garden with path leading to front door. To the rear is a low maintenance garden, screen fencing, artificial grass areas, patio and brick built flower bed. There is also a large garden shed.

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: A

EPC Rating: C

AM0004320/BJ/HH/2811023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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