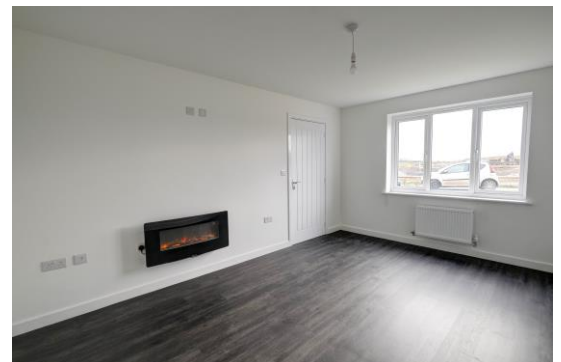




Pelican Road Amble

- Detached House
- Five Bedrooms, Master With En-suite
- No Onward Chain
- Driveway, Garage & Gardens To Front & Rear
- Viewing Is Imperative

£ 300,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Pelican Road

Amble NE65 0FX

Due to a change in circumstances, this virtually brand new detached house has never been occupied. The vendor completed on the purchase in November 2023 and has subsequently fitted floor coverings throughout being a combination of luxury vinyl & neutral tone carpeting. The rear garden is also scheduled to be landscaped. Other attractions include 10 year NHBC warranty, gas central heating & upvc double glazing. This impressive home comprises: welcoming hallway with composite entrance door and staircase to first floor. Lounge with feature wall mounted living flame effect electric fire, stylish family room/kitchen with extensive range of high gloss cabinets, roll worktops with identical splash back panels & built in dishwasher, oven, hob & extractor. There are twin French doors from the sitting room/ dining area leading to the rear garden. Completing the ground floor layout there is a utility room which leads to a nicely fitted guest cloakroom. The first floor comprises & landing, master bedroom with range of built in wardrobes & en suite shower/wc with white three piece suite incorporating oversized shower, second double sized bedroom with range of mirror fronted wardrobes, three further bedrooms (Bedroom 5 has ethernet connection) and family bathroom /w.c. Externally there is a garage, double width driveway & gardens to both front and rear. Additional paving has been installed to the rear garden. Viewing is strongly recommended.

Lounge 15'1" (4.59m) x 10'10" (3.30m)

Kitchen/ Family Room 21'3"(6.48m) x 9'11" (3.02m)

Master Bedroom 13'4"(4.06m) x 10'11" (3.33m) into wardrobes

Bedroom Two 13'4"(4.06m) x 10'5"(3.18m) into wardrobes plus door recess & over stairs cupboard

Bedroom Three 10'3"(3.12m) x 9'4"(2.84m)

Bedroom Four 11'8" (3.56m) x 10'1" (3.07m) at max point

Bedroom Five 7'2"(2.18m) x 7'0"(2.13m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and is not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

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:

EPC RATING: B

AM0004328/BJ/HH/24012024/V.2



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East

