



## Westfield Amble

- Three Bedroom Semi Detached House
- Open Plan Lounge / Dining Room & Garden Room
- Driveway Parking & Garage
- Gardens To Front & Rear
- Viewing Essential

**£ 140,000**



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ROOK  
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# WESTFIELD

Amble NE65 0NR

Situated in the popular and very much in demand coastal harbour town of Amble with many shopping and leisure amenities, this three bedroom semi detached offers bright and airy living space and benefits from a garage and driveway. Located in a residential area within walking distance to the town centre and Amble Harbour Village with its retail pods, cafes, restaurants and Little Shore Beach and Pier, the accommodation briefly comprises to the ground floor: entrance hall, fitted kitchen with appliances, lounge and conservatory overlooking the garden. To the first floor there are three good sized bedrooms and a shower room. Outside there is a paved garden to the front with a gated pathway leading to rear and a driveway for off road parking and excellent size garage. The garden to the rear is bordered by timber fencing with artificial grass and seating area which provides a lovely outdoor space to sit and enjoy the warmer months of the year. Amble attracts many purchasers from young families, couples and buyers moving into the area. There is a regular bus service to Morpeth and Alnwick and to the towns and villages further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Druridge Bay Country Park lies a few miles south along the coastal road with a glorious wide sandy beach, watersports lake and countryside walks. An early viewing of this well appointed family home is strongly recommended.

## Hallway

**Lounge/Dining Room 18'0" (5.49m) x 11'6" (3.51m) into alcoves**

**Garden Room 14'3" (4.34m) x 7'7" (2.31m)**

**Kitchen 11'3" (3.43m) x 8'6" (2.59m)**

## Landing

**Bedroom One 11'3" (3.43m) x 10'11" (3.33m) at max point**

**Bedroom Two 9'7" (2.92m) x 9'0" (2.74m)**

**Bedroom Three 9'11" (3.02m) x 6'7" (2.00m) plus window recess**

**Shower Room / WC**

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY PARKING

## MINING

The property is not known to be on a coalfield and 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: NO

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: A**

**EPC RATING: D**

AM0004361/BJ./HH/25012024/V.1/LP/LP 08/04/2024 price amended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.

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