



Mariners View

Amble

- Three/Four Bedroom Detached
- Sought After Residential Location
- Contemporary House Style
- Walking Distance to Town Centre
- Viewing Strongly Recommended

£325,000



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Mariners View

Amble

Situated in a very sought after mature residential area within walking distance to the cafes, restaurants and shops in the traditional harbour town centre of Amble, a contemporary style three/four bedroom detached property with excellent accommodation. This type of property is always in demand with an 'upside down' modern and versatile living space benefitting from a bright and airy lounge to the first floor with balcony which provides a lovely outside space during the warmer months of year. Benefitting from double glazing and electric heating, the accommodation briefly comprises to the ground floor: entrance hall, utility room, two/three bedrooms and a bathroom. One of the bedrooms to the ground floor is currently used as a dressing room with walk in wardrobe however can easily be converted to its original floorplan and used as a bedroom. An open staircase leads to the first floor with open plan lounge and dining area with multi aspect windows creating light and warmth to this superb room. Also to the first floor there is a separate reception room which could be utilised as a separate dining room/office or a fourth bedroom, a fitted kitchen and a second shower room. Outside gardens extend to the front with side pathways, one leading to a side patio seating area and the planted border to the rear. A driveway provides off road parking and accesses the single garage and there is an external walk in storage cupboard. Amble is a thriving coastal town with many shopping and leisure amenities along with Amble Harbour Village with retail pods, cafes, fish restaurants and Little Shore Beach and Pier; a healthy walk around the Pier and breakwater could give you opportunity of seeing dolphins swimming off shore if you are lucky! Druridge Bay Country Park is just a few miles along the coastal road with its outstanding wide sandy beach, watersports lake and countryside walks. There is a bus service in Amble to the larger towns of Morpeth, Alnwick and beyond and the train station in Alnmouth has a regular service to Newcastle, Edinburgh with connections further afield. Requiring some updating but with the potential of creating an exceptional property, an early viewing is strongly recommended.

ENTRANCE HALL

UTILITY ROOM 8'8" (2.64m) x 5'10" (1.79m)

BEDROOM ONE 13' (3.96m) x 9'11" (3.02m)

DRESSING ROOM/BEDROOM THREE 9'11" (3.02m) x 8'8" (2.64m) into wardrobe

BEDROOM TWO 13'6" (4.12m) x 8'2" (2.48m)

BATHROOM

LANDING

LIVING SPACE WITH LOUNGE AND DINING AREA 14'6" (4.42m) x 10'5" (3.18m) plus

15'2" (4.62m) over stairs x 9'2" (2.79m)

OUTSIDE BALCONY

RECEPTION TWO/OFFICE/BEDROOM FOUR 9'1" (2.77m) x 8'2" (2.48m)

KITCHEN 10'6" (3.20m) x 8'2" (2.48m)

SHOWER ROOM

(nb: First floor rooms have sloping ceilings)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is 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.

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: D

EPC RATING: F

AM0004416/LP/LP/09042024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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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

