



Shearwater Drive Amble

- Three Bed Semi Detached
- Enviaible Location
- Dining Kitchen with Appliances
- Generous Garden - Garage
- Viewing Recommended

£225,000



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Shearwater Drive

Amble NE65 0DF

One of the most striking features of this meticulously presented three double bedroom semi detached is its enviable position adjacent to open fields and countryside. Located on a highly popular and desirable development in the thriving harbour town of Amble, the property is within walking distance to all the shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier. With family living in mind, the property offers bright and airy living space which is generously proportioned and benefits from gas central heating, double glazing and having been built only a year ago it also has the remainder of the builders guarantee.

From the entrance door there is a welcoming lobby with door to the lounge. Stairs lead to the first floor from the inner hallway which also accesses a downstairs w.c. The dining kitchen is well appointed with fitted appliances and space for a fridge freezer. There is ample space for a table for eating and entertaining and the French doors lead onto a patio to the rear garden. From the landing there are three double bedrooms, the main with an en-suite shower room and the main bathroom has an electric shower over the bath.

Externally to the front there is parking for two cars on the driveway and access to the single garage which benefits from an internal courtesy door to the inner lobby. A side gated pathway opens to the generous garden which is enclosed by timber fencing. The garden is lawned and the patio provides a lovely outdoor space to sit and enjoy the warmer months of the year.

Amble has become a popular place for many types of buyers, offering leisure amenities for people of all ages, schools, social groups and events. There are regular boat trips from the harbour to Coquet Island with sightings of roseate terns, puffins and grey seals. There is a local bus service to Morpeth and Alnwick and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The main A1 is close to hand which connects the north and south of the county with motorway networks throughout the country.

Just a short drive south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. An early viewing is strongly recommended to fully appreciate the superb accommodation and unbeatable position of this fabulous home.

ENTRANCE LOBBY

LOUNGE 16'10" (5.13m) max x 10'5" (3.18m) max

INNER HALLWAY

DOWNSTAIRS W.C.

DINING KITCHEN 18'11" (5.77m) max x 8'2" (2.48m) max

LANDING

BEDROOM ONE 13'11" (4.24m) x 9'9" (2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'1" (3.38m) x 8'11" (2.72m)

BEDROOM THREE 9'10" (2.99m) x 8' (2.44m)

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: B

AM0004653/LP/LP/2542025/V.1.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	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.

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