



Merton Cottages | Embleton | NE66 3XL

£280,000

The small coastal village of Embleton is a favourite for buyers searching for a coastal home in Northumberland, as well as visitors to the extensive sandy beach at Embleton Bay with the majestic ruins of Dunstanburgh Castle as its back-drop.

Located on a quiet lane within this charming village, we offer for sale with no onward chain, a fantastic refurbishment opportunity with this three-bedroom semi-detached house that includes beautiful gardens and off-street parking.

Downstairs there are two separate reception rooms, a galley kitchen, W.C., and a utility. Upstairs there are three bedrooms, a shower-room and a separate W.C. Externally there is an outhouse/workshop.

Due to the position of the property and the development potential, this coastal home is likely to receive high levels of interest.

ROOK
MATTHEWS
SAYER



FREEHOLD

OFF-STREET PARKING

SEMI-DETACHED

REFURBISHMENT OPPORTUNITY

THREE BEDROOMS

VILLAGE LOCATION

BEAUTIFUL GARDENS

SEPARATE RECEPTION ROOMS

For any more information regarding the property please contact us today

18 Merton Cottages, Embleton NE66 3XL

HALL

Entrance door | Understairs cupboard | Staircase to first floor | Doors to lounge; dining room, and kitchen

LOUNGE 16'9" x 10'11" (5.10m x 3.32m)

Double-glazed windows | Radiators | Gas fire and fire place | Wall lights | Coving to ceiling

DINING ROOM 9'10" x 10'11" (2.99m x 3.32m)

Double-glazed window | Radiator | Coving to ceiling

KITCHEN 13'6" x 6' (4.11m x 1.83m)

Double-glazed window | Radiator | Storage cupboard | Base units incorporating single stainless-steel sink with space for electric cooker

REAR HALL

Entrance door | Radiator | Doors to utility and W.C

UTILITY 7'11" x 5'10" (2.41m x 1.78m)

Window | Single unit | Central heating boiler | Space for washing machine

SEPARATE W.C

LANDING

Storage cupboard | Double-glazed window | Radiator | Doors to; bedrooms, W.C and shower room

BEDROOM ONE 14'4" x 10'10" (4.37m x 3.30m)

Double-glazed window | Storage cupboard with hang rail

BEDROOM TWO 9'9" x 10'11" (2.97m x 3.32m)

Window | Sliding door wardrobes in alcove

BEDROOM THREE 6'8" x 10'11" (2.03m x 3.32m)

Window

SEPARATE W.C

Double-glazed frosted window | Close -coupled W.C

SHOWER ROOM

Double-glazed frosted window | Pedestal wash-hand basin | Corner shower cubicle with electric shower | Tiled walls | Electric radiator | Loft access hatch

EXTERNALLY

Mature gardens mainly laid to lawn at the front and rear, together with a graveled drive at the front. There is a small workshop which is integral to the building but has external access only, and former coal-house.

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Central heating via bottled gas

Broadband: unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: 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: B

EPC RATING: TBC

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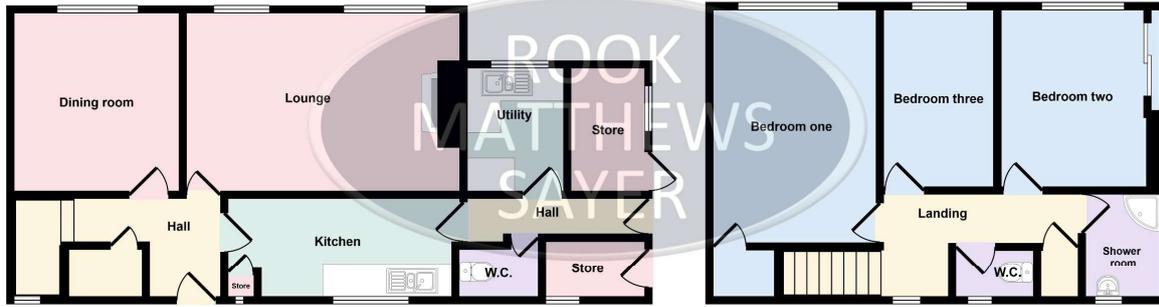


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Approx Gross Internal Area
101 sq m / 1086 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft

First Floor
Approx 43 sq m / 463 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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