



Fulmar Drive | Amble | NE65 0FU

£185,000

Immaculate three-bedroom, energy-efficient house with parking, low-maintenance garden, open-plan kitchen, and en-suite master, ideally located in a sought-after new-build estate near Amble's coastline and harbour—perfect for first-time buyers seeking modern comfort and convenience with no chain.

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MID-TERRACE HOUSE

THREE BEDROOMS

FREEHOLD

EN-SUITE

TWO PARKING SPACES

DINING KITCHEN

NO CHAIN

REAR GARDEN

For any more information regarding the property please contact us today

11 Fulmar Drive, North Sea Manor Amble NE65 0FU

Welcome to this immaculate three-bedroom terraced house, nestled within a popular new-build estate on the outskirts of Amble—a charming coastal village renowned for its bustling high street, green spaces, beautiful walking and cycling routes, and relaxed lifestyle.

Ideally suited for first-time buyers, this property offers the perfect blend of comfort and convenience. Step inside and discover an open-plan kitchen, perfect for modern family living or entertaining with friends. The three bedrooms provide versatile accommodation, including two doubles—one with a stylish en-suite—plus a useful single bedroom that could easily serve as a home office or nursery.

The house has a superb EPC rating of B, ensuring energy efficiency and lower running costs. With council tax band B, it's as practical as it is attractive. The low-maintenance garden features composite decking—ideal for alfresco dining or simply soaking up the sun. There's also the added bonus of parking, so coming home is always hassle-free.

Furniture and appliances can be included in the sale, allowing you to move straight in and start enjoying your new home from day one. With no chain, the moving process promises to be simple and straightforward.

Positioned close to local green spaces, walking and cycling routes, yet only a short stroll from the heart of Amble, this house combines the best of town and coastal living. Don't miss your chance to secure this lovely home—contact us today to arrange a viewing!

ENTRANCE HALL

Double-glazed composite entrance door | Radiator | Staircase to first floor | W.C | Door to living room

LIVING ROOM 11'11" x 14'4" (3.63m x 4.37m)

UPVC double-glazed window | Radiator | Storage cupboard | Doors to entrance hall and kitchen

DINING KITCHEN 15'2" x 8'9" (4.62m x 2.66m)

Fitted grey wall & base units comprising; gas hob & extractor hood with stainless steel splash-back, electric oven, space for washing machine, space for dishwasher, space for fridge-freezer, 1.5 stainless-steel sink, cupboard housing central heating boiler

UPVC double-glazed window and French doors to garden | Radiator | Downlights

FIRST FLOOR LANDING

Loft access hatch | Storage cupboard | Doors to bathroom and bedrooms

BEDROOM ONE 11'10" max x 9'5" (3.60m max x 2.87m)

UPVC double-glazed window | Radiator | Bulk-head storage cupboard | En-suite

En-suite

Tiled shower cubicle with mains shower | Pedestal wash-hand basin | Close-coupled W.C. | Radiator | Part-tiled walls | UPVC double-glazed frosted window | Extractor

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BEDROOM TWO 9'2" x 7'8" (2.79m x 2.34m)
UPVC double-glazed window | Radiator

BEDROOM THREE 7'8" x 5'9" (2.34m x 1.75m)
UPVC double-glazed window | Radiator

EXTERNALLY

Rear garden with composite decking seating areas | Central slate shingle area with feature planting | Fenced boundaries with pedestrian gate access

Small gravelled area to the front | Tandem parking spaces for two vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Allocated parking space

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.

RESTRICTIONS AND RIGHTS

Restrictions on property-Restrictions on parking of boats/caravans/or mobile homes on site dependent on size.

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: B

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009208/DM/CM/27.08.25/V2



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55-68	D		
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21-38	F		
1-20	G		

FLOOR PLAN

Floorplan Coming Soon

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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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