



Shearwater Drive | North Sea Manor | NE65 0DF

£136,465

This modern three-bedroom semi-detached house in a newly developed estate in Amble, Northumberland, features a bright open-plan kitchen, south-facing garden, garage, two bathrooms, and is ideal for first-time buyers seeking affordable, energy-efficient coastal living.

ROOK
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SEMI-DETACHED HOUSE

THREE BEDROOMS

AFFORDABLE HOME

LEASEHOLD

GARAGE

MASTER ENSUITE

DINING KITCHEN

DOWNSTAIRS W.C

For any more information regarding the property please contact us today

9 SHEARWATER DRIVE, NORTH SEA MANOR, AMBLE, NE65 0DF

Welcome to this charming three-bedroom semi-detached house, located in the sought-after, newly developed estate in the delightful coastal town of Amble, Northumberland. Perfect for first-time buyers, this property offers affordable housing subject to a S106 agreement—please note that conditions apply.

Presented in good condition, this modern home features an inviting separate reception room at the front of the property. The bright, open-plan kitchen is a true highlight, boasting plenty of natural light, dedicated dining space for family meals, and doors that open directly onto a lovely south-facing garden where you can enjoy those sunny days. The single garage and parking make day-to-day living easy and convenient.

There are three bedrooms: a master double with en-suite, a second double bedroom, and a single bedroom—perfect for a growing family or working from home. With two bathrooms, morning routines will run smoothly. The property also benefits from an excellent EPC rating of B and falls within council tax band B, ensuring energy efficiency and reasonable running costs.

This inviting home enjoys a prime position within the development, offering access to scenic walking and cycling routes. Take advantage of the active and friendly community, all just moments from Amble's picturesque coastline.

Don't miss your chance to step into this welcoming new home—book your viewing today and discover the lifestyle waiting for you by the sea!

ACCOMMODATION

ENTRANCE HALL

DOWNSTAIRS W.C.
W.C. and a wash-hand basin

LIVING ROOM 11' 10" x 14' 3" (3.60m x 4.34m)

DINING KITCHEN 15' 3" x 8' 8" (4.64m x 2.64m)
Fitted units comprising; integrated electric oven & hob with extractor hood, space for washing machine, dishwasher, and fridge-freezer

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 9' 7" (3.65m x 2.92m)

EN-SUITE
Tiled shower cubicle with a mains shower, W.C., and a pedestal wash-hand basin

BEDROOM TWO 9' 2" x 7' 5" (2.79m x 2.26m)

BEDROOM THREE 7' 6" x 5' 9" (2.28m x 1.75m)

FAMILY BATHROOM
Bath with tiled splash-backs, pedestal wash-hand basin, and a W.C.

GARAGE
Up & over door, light & power

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas central heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage, driveway and 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.

AGENTS NOTE

This property is subject to a 106 a Section 106 agreement – affordable housing. Purchasers will need to demonstrate the local housing need to meet the requirements of the Second Schedule of the S106 agreement. An application form will need to be completed for any potential purchaser. See branch for more details.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

BUILDING WORKS

Building works on the site are being finalized, although there is another new build development at Hauxley Grange nearby.

ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Level door access
- Downstairs W.C. with a wide door

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

Management Service Charges estimated at £129.68 per annum

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		

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Floorplan Coming Soon



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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