



38 Robsons Way | Amble | NE65 0GA

£260,000

This three-bedroom extended detached house in a popular Amble estate features a spacious open-plan kitchen/dining/living area as well as a separate lounge, providing a versatile layout with renovation potential. Other notable features include; an en-suite master, converted garage room, garden, off-road parking, and is conveniently located near local amenities, transport links, and the Northumberland coast—offered with no onward chain.

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DETACHED

FREEHOLD

ENSUITE

CONVERTED GARAGE

GAS CENTRAL HEATING

LARGE OPEN PLAN LIVING SPACE

NO ONWARD CHAIN

LARGE DRIVEWAY

For any more information regarding the property please contact us today

38 Robsons Way, Amble NE65 0GA

Located within a modern and popular residential estate in Amble, this extended detached house comprises three bedrooms and offers a versatile layout, ideal for families seeking a home with renovation potential.

At the rear, you will find a spacious open-plan area that combines the kitchen, dining, and living spaces. The kitchen features a central island and has direct access to a garden laid to lawn, creating a practical family and entertaining space. The home also benefits from a separate lounge with a fireplace at the front, as well as a garage conversion providing an additional downstairs room with various potential uses.

Upstairs, the master bedroom includes an en-suite shower room, and both the master and a second double bedroom offer fitted wardrobes for storage convenience. There is one further single bedroom.

Amble provides a range of local amenities, including independent cafés, a leisure centre, and Amble Links First School, all within close reach. For those who enjoy outdoor activities, the property is situated near walking and cycling routes and is a short distance from Amble Harbour and the scenic Northumberland coast.

Public transport options include regular bus services to Alnwick and Morpeth. The nearest train stations are in Alnmouth and Morpeth, both accessible by car, connecting residents to Newcastle and Edinburgh with journey times of under an hour to Newcastle Central Station.

The property offers off-road parking and is sold with no onward chain.

ACCOMMODATION

ENTRANCE HALL

Double-glazed composite entrance door and UPVC double-glazed window | Covling to ceiling | Radiator | Wood floor | Staircase to first floor | Doors to; living room, open plan living area and kitchen | W.C

LIVING ROOM 17'9 X 10'7 (5.41m x 3.22m)

UPVC double-glazed windows | Covling to ceiling | Fireplace incorporating an electric fire | Radiators

OPEN PLAN LIVING AREA AND KITCHEN 23'8 MAX X 18'7 MAX (7.21m x 5.66m)

Fitted kitchen incorporating; dual fuel 'Leisure' range | Part - tiled walls

Living area – UPVC double-glazed window and French doors to rear garden | Wood flooring | Wall mounted electric fire | Wall lights | Radiators

UTILITY ROOM 7'8 X 3'11 (2.34m x 1.19m)

Plumbed for washing machine | Central heating boiler (Worcester) | Tiled floor

PLAYROOM (converted garage) 12'9 X 7'8 (3.88m x 2.34m)

UPVC double-glazed window to front | Radiator | Fuse box in cupboard

W.C.

Close-coupled W.C | Wash-hand basin with tiled splashback | Radiator | Extractor

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FIRST FLOOR LANDING

Doors to; bedrooms and bathroom | Linen cupboard | Loft access hatch with pulldown ladder | Coving to ceiling

BEDROOM ONE (FRONT) 8'11 PLUS INTEGRAL WARDROBE AND DOOR RECESS X 12'8 (2.72m x 3.86m)

UPVC double-glazed window | Radiator | Double fitted wardrobes | Door to ensuite

Ensuite

Close-coupled W.C | Pedestal wash-hand basin | Tiled shower cubicle with electric shower | Fully tiled walls | Radiator | Shaver point | UPVC double-glazed window | Extractor fan

BEDROOM TWO 10'11 MAX X 11'2 MAX INCLUDING DOOR RECESS AND INTEGRAL WARDROBES (3.32m x 3.40m)

UPVC double-glazed window | Radiator | Integral wardrobes

BEDROOM THREE 8'6 X 8'2 MAX INTO RECESS (2.59m x 2.49m)

UPVC double-glazed window | Radiator

BATHROOM

P shaped bath with main shower and glass screen | Fitted cabinets with integrated wash-hand basin and W.C | Part -tiled walls | Downlights | Extractor | Ladder-style radiator

EXTERNALLY

Block paved to the front with a driveway

Rear garden – mainly laid to lawn with a slate/shingle area | Decked area | UPVC shed | Bin storage area | Patio area | Fenced boundaries | Side gate entrance | Electric power sockets

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: No details available

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway for multiple vehicles

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

The sale of this property is subject to a grant of probate.

If you require any further information on this, please contact us.

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: TBC



AL009192/DM/CM13.11.25/V1



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FLOOR PLAN

38 Robsons Way, Amble, Morpeth, NE65 0GA

AL009192 Version 1



Ground Floor

Floor area 74.8 sq.m. (806 sq.ft.)



First Floor

Floor area 41.8 sq.m. (450 sq.ft.)

Total floor area: 116.6 sq.m. (1,255 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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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