



Ford Crescent | Amble | NE65 0FY

£315,000

Immaculate five-bedroom detached home in a modern Amble development, featuring spacious rooms, luxury finishes, landscaped gardens, and excellent access to local amenities, coast, and transport links—perfect for families seeking contemporary comfort in a well-connected Northumberland setting.

ROOK
MATTHEWS
SAYER



FREEHOLD DETACHED HOUSE

OPEN PLAN DINING KITCHEN

FAMILY AREA IN DINING KITCHEN

UTILITY ROOM

MAIN BATHROOM AND ENSUITE

BEAUTIFULLY PRESENTED

INTEGRAL GARAGE AND DOUBLE DRIVEWAY

LOW MAINTENANCE GARDEN

For any more information regarding the property please contact us today

31 Ford Crescent, Amble NE65 0FY

Rook Matthews Sayer are delighted to present this immaculate five-bedroom detached house for sale, located in a modern development in Amble, Northumberland. This is a superb family home, offering spacious rooms (four of the five bedrooms are double rooms) and many upgraded fixtures and fittings that provide a contemporary and quality finish throughout. The living room is positioned at the front of the house, and a separate large open plan space at the rear boasts an upgraded kitchen with quartz worksurfaces, a breakfast area, and space for dining or a family seating area. The downstairs accommodation also includes a utility, W.C., and internal access to the garage.

The bedrooms are well proportioned - a master bedroom with en-suite facilities, two additional double bedrooms both with built-in wardrobes, a further double bedroom, and a single bedroom that is currently in use as a home office. The current owners have purchased the property from new, and have created low maintenance landscaped gardens that provide a private outdoor space, complemented by parking and a single garage.

This property benefits from an EPC rating of C. It is situated within easy reach of local amenities, nearby schools, and a variety of walking and cycling routes, making it suitable for families seeking a well-located and functional home environment.

Amble hosts a range of independent shops, local cafés, and eateries, particularly along Queen Street and at the harbour. Residents can explore Amble Harbour Village and nearby Warkworth Castle, while Amble Links Beach offers a scenic coastal spot for walks. The property offers good connectivity with local bus services providing routes to Morpeth, Alnwick, and Newcastle. The nearest rail station is in Alnmouth, approximately 15 minutes' drive, offering direct services to Newcastle (around 25 minutes) and Edinburgh (just over an hour).

This is an opportunity to acquire a family home in a convenient location with access to ample local amenities and leisure options.

ACCOMMODATION

ENTRANCE HALL

Double-glazed composite entrance door | Radiator | Staircase to first floor | Under-stairs storage cupboard | LVT flooring | Doors to: living room, dining kitchen, and garage

LIVING ROOM 15'1 X 10'7 (4.59m x 3.22m)

UPVC double-glazed window to front | Radiator | LVT flooring

DINING KITCHEN 9'9 X 21'2 (2.97m x 6.45m)

Kitchen area - fitted wall and base units with quartz countertops, incorporating; 1.5 under-counter sink with integrated countertop drainer, Induction hob, extractor, electric oven, microwave, integrated dishwasher | LVT flooring | Ceiling downlights | UPVC double-glazed window

DINING AREA

UPVC double-glazed French doors with fitted blinds | LVT flooring | Radiator

UTILITY 6'5 X 5'4 (1.95m x 1.62m)

Fitted wall and base units with quartz countertops incorporating; integrated fridge freezer, space for washing machine | Double-glazed composite external door to rear garden | Door to W.C

W.C

Close-coupled W.C | Wall mounted wash-hand basin | Radiator | UPVC double-glazed frosted window | LVT flooring

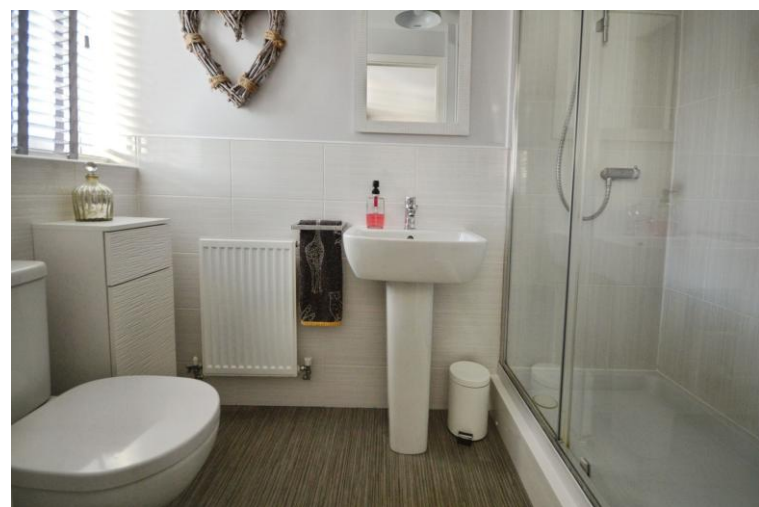
FIRST FLOOR LANDING

Doors to bedrooms and bathroom | Loft access hatch

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



BEDROOM ONE (FRONT) 13'5 X 10'7 (4.09m x 3.22m)
UPVC double-glazed window | Radiator | door to ensuite

En-suite 7'8 X 4'3 (2.34m x 1.29m)

Tiled double shower cubicle with mains shower | Pedestal wash hand basin | Close couple WC | Radiator | Extractor | UPVC double-glazed frosted window | part tiled walls

BEDROOM TWO (FRONT) 11'4 PLUS RECESS X 10'6 (3.45m x 3.20m)

UPVC double-glazed window | Radiator | Built-in storage cupboard with hanging rail

BEDROOM THREE (REAR) 11'9 X 10' INTO WARDROBE (3.58m x 3.05m)

UPVC double-glazed window | Radiator | Sliding door fitted wardrobes

BEDROOM FOUR (REAR) 10'2 X 9'3 (3.10m x 2.82m)

UPVC double-glazed window | Radiator

BEDROOM FIVE/HOME OFFICE (REAR) 7'1 X 7' (2.16m x 2.13m)

UPVC double-glazed window | Radiator

BATHROOM 5'5 X 9'2 (1.65m x 2.79m)

Bath with tiled surround and an electric shower with a glass shower screen | Pedestal wash-hand basin | Close-coupled W.C | Radiator | Part-tiled walls | Extractor | UPVC double-glazed frosted window

GARAGE 17'4 X 9 (5.28m x 2.74m)

Light & power points

EXTERNALLY

Double drive and slate shingle front garden

Fenced low maintenance rear garden with gravel and stone flagged patio areas | Cold water tap | Security lighting to the rear and one side of the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

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

Management fee of £108.20 per annum

COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009319/DM/CM/04.12.25/V2



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER





Ground Floor

Floor area 64.9 sq.m. (699 sq.ft.)



First Floor

Floor area 64.9 sq.m. (699 sq.ft.)

Total floor area: 129.9 sq.m. (1,398 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



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.



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER