



Aidan Road | Amble | NE65 0EQ

£215,000

Freehold three-bedroom semi-detached home close to the centre of Amble on the beautiful Northumberland Coast.

Recently upgraded with re-plastering, new gas combi boiler and re-wire, the property offers a bright open-plan living/dining room, extended dining kitchen, upstairs shower room, and private gardens to the side, rear and front.

Potential for off-street parking (subject to consent).

A superb family home in a sought-after coastal location.

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SEMI-DETACHED HOUSE

FREEHOLD

LIVING ROOM & DINING ROOM

DINING KITCHEN

NEWLY INSTALLED GAS COMBI BOILER

RE-WIRED ELECTRICS

GARDENS TO THE FRONT & SIDE

CLOSE TO SHOPS

For any more information regarding the property please contact us today

13 Aidan Road, Amble, Morpeth, NE65 0EQ

Situated within easy reach of the centre of Amble, a charming harbour town on the stunning Northumberland Coast, this attractive three-bedroom semi-detached home offers beautifully presented accommodation ideal for family living.

Offered on a freehold basis, the property has been recently enhanced by the current owner, with improvements including partial re-plastering, a newly installed gas combi boiler, and a full re-wire, providing peace of mind for prospective purchasers.

The ground floor features a welcoming living room which opens seamlessly into the dining room, creating a wonderfully bright and light-filled dual-aspect space—perfect for both everyday living and entertaining. To the rear, an extended dining kitchen offers generous worktop and storage space, along with ample room for a table and chairs, making it the true heart of the home.

To the first floor are three well-proportioned bedrooms served by a contemporary shower room.

Externally, the property benefits from a private garden to the side which extends around to the rear of the house, offering a pleasant space for outdoor relaxation and family enjoyment. There is also a garden to the front, and potential to create off-street parking subject to the necessary consents.

This is a fantastic opportunity to acquire a spacious home in a sought-after coastal location

ENTRANCE HALL

UPVC double-glazed entrance door | Radiator | Under stairs cupboard | Staircase to first floor | Doors to; living/dining room & kitchen

LIVING/DINING ROOM 13' 3" into alcove x 22' 4" (4.04m into alcove x 6.80m)

LIVING ROOM (Front) 14' 5" x 11' 0" (4.39m x 3.35m)
UPVC double-glazed window | Radiator | Coving to ceiling

DINING ROOM (Rear) 11' 11" x 9' 10" (3.63m x 2.99m)
UPVC double-glazed window | Radiator | Coving to ceiling

DINING KITCHEN

14' 5" x 16' 6" max, measured into recess
(4.39m x 5.03m max, measured into recess)
Fitted wall & base units incorporating; single stainless-steel sink, electric ceramic hob & extractor hood, electric oven, space for washing machine & space for dishwasher

Radiator | Ceiling downlights | UPVC double-glazed windows & external door

FIRST FLOOR LANDING

Coving to ceiling | Loft access hatch | Doors to bedrooms & bathroom

BATHROOM

Wet wall panelled corner shower cubicle with mains shower | Pedestal wash-hand basin | Close coupled W.C | Radiator | Tiled walls | UPVC double-glazed frosted windows

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BEDROOM ONE (Front)

11' 7" measured into alcove x 11' 8"
(3.53m measured into alcove x 3.55m)

UPVC double-glazed window | Radiator | Coving to ceiling

BEDROOM TWO (Rear) 11' 6" x 10' 2" (3.50m x 3.10m)

UPVC double-glazed window | Radiator | Coving to ceiling |
Worcester Combi gas boiler

BEDROOM THREE (Front) 8' 0" x 8' 2" (2.44m x 2.49m)

UPVC double-glazed window | Radiator | Coving to ceiling

EXTERNALLY

Front garden mainly laid to lawn with wall boundary, hedge, planted shrubs & bushes

Private garden to the side with a garden shed. Mainly laid to lawn which narrows as it continues around to the rear of the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

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

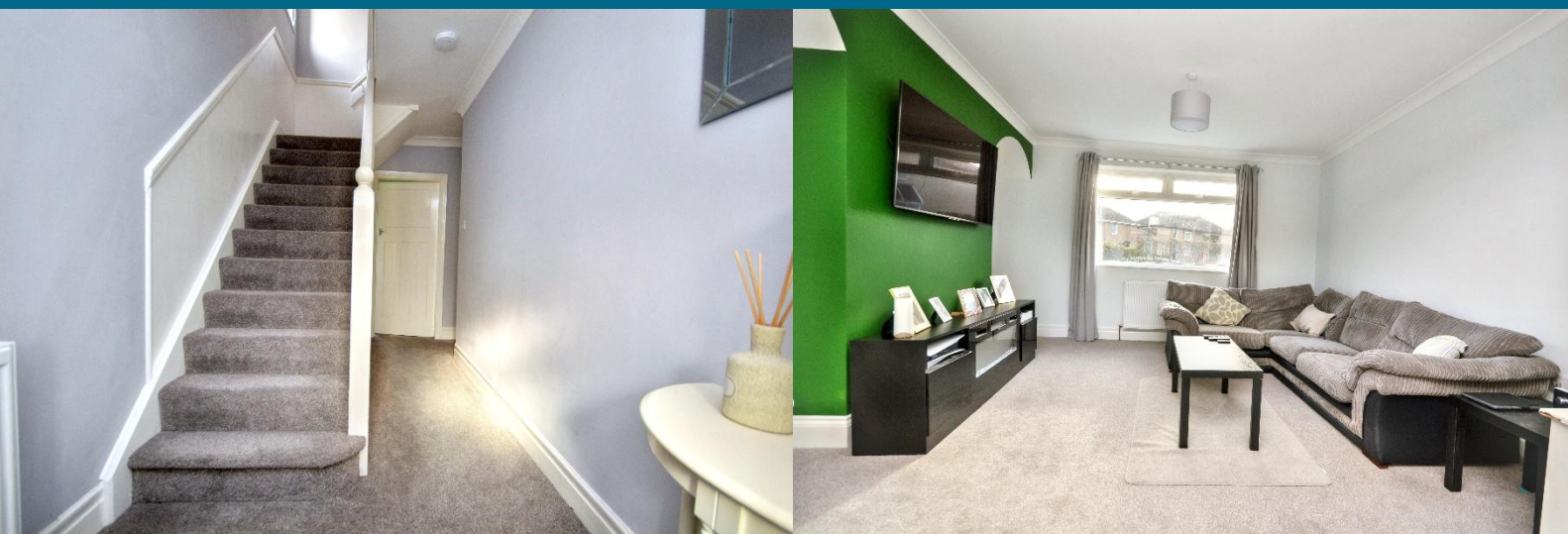
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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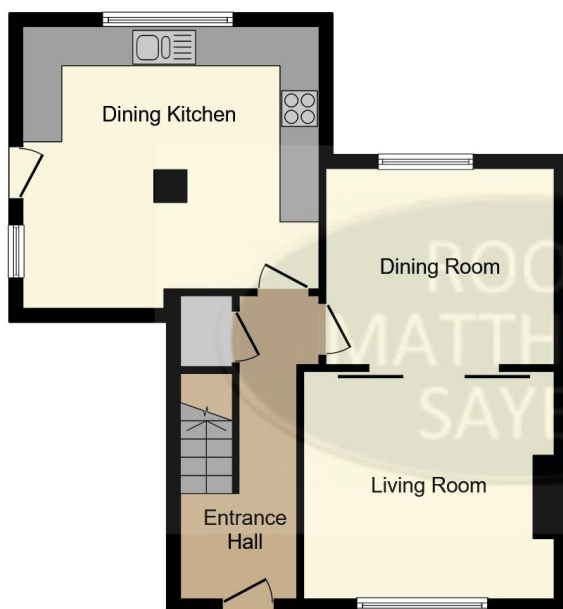
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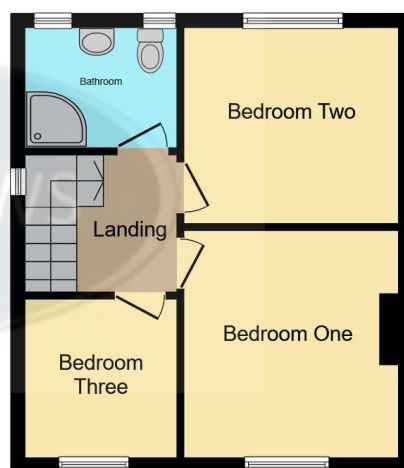


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Ground Floor

Floor area 53.0 sq.m. (570 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 90.9 sq.m. (978 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

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