



Gannet Drive | Amble | NE65 0FR

£195,000

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 a range of buyers seeking modern comfort and convenience.

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SEMI-DETACHED HOUSE

POPULAR COASTAL LOCATION

VERY WELL PRESENTED

DOWNSTAIRS W.C

OPEN PLAN KITCHEN / DINING

ENCLOSED REAR GARDEN

**MASTER BEDROOM WITH EN -
SUITE**

PARKING FOR TWO CARS

For any more information regarding the property please contact us today

Welcome to this immaculate three-bedroom semi-detached 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 a range of 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 lawned garden and a paved patio for alfresco dining or simply soaking up the sun. There's also the added bonus of parking, so coming home is always hassle-free.

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 12' max x 14'3 (3.66m x 4.34m)

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

DINING KITCHEN 15'2 x 8'9 (4.62m x 2.67m)

Fitted with a range of wall & base units comprising; gas hob & extractor hood with stainless steel splash-back, electric oven, integrated washing machine, dishwasher & fridge-freezer, 1.5 stainless-steel sink, cupboard housing central heating boiler. UPVC double-glazed window and French doors to garden | Radiator | Downlights

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FIRST FLOOR LANDING

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

BEDROOM ONE 12'1" max x 9'7 max (3.68m x 2.92m)

UPVC double-glazed window | Radiator | En-suite

En-suite

Shower cubicle | Pedestal wash-hand basin | Close-coupled W.C. | Radiator | Part-tiled walls | Laminate Floor | UPVC double-glazed frosted window | Extractor fan

BEDROOM TWO 9'2 x 7'8 (2.79m x 2.33m)

UPVC double-glazed window | Radiator

BEDROOM THREE 7'6 x 5'9 (2.29m x 1.75m)

UPVC double-glazed window | Radiator

EXTERNALLY

Rear garden mainly laid to lawn | Paved patio area | Timber fenced boundaries with path giving side access
To front is tandem parking spaces for two vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: B

EPC RATING: B

AL009706/DM/HH/16.07.2026/V.1

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





"DoubleClick Insert Picture" FLOORPLAN

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.

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.



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