



HARBOUR ROAD AMBLE

The Market Is
Moving Again!

- SEMI DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE AND GARDENS
- STUNNING OPEN SEA VIEWS OVER BEACH

GUIDE PRICE £180,000



**ROOK
MATTHEWS
SAYER**

56 Queen Street
Amble
Northumberland
NE65 0BZ

Professional Property People

Tel : 01665 713358

Fax : 01665 713336

www.rookmatthewssayer.co.uk

1, Harbour Road, Amble, Northumberland NE65 0AR

This is a spacious semi detached family house set in an excellent location offering outstanding open views overlooking the sea. The ground floor accommodation includes an entrance porch and hall, sitting room, dining room and kitchen. The first floor has the master bedroom which has patio doors opening out to a balcony with sea views and there are three further bedrooms and family bathroom. The property is available as vacant possession and an early viewing is strongly recommended. Amble has day to day shopping facilities and schooling for all ages, plus good road access north to Alnwick and south to Morpeth.

The accommodation comprises:

UPVC ENTRANCE DOOR opening to **ENTRANCE HALL** with stairs to first floor, radiator, and understair storage cupboard. Door to:

SITTING ROOM 12' 5" (3.78m) x 11' 9" (3.58m)

To the front elevation, with decorative fireplace and electric fire, radiator, sliding doors to:

DINING ROOM 10' 11" (3.33m) x 10' 11" (3.33m)

Rear facing having decorative fireplace and coal effect gas fire with back boiler for central heating, cupboards in two recesses, radiator, sliding doors to outside, door to hallway.

KITCHEN 14' 1" (4.29m) x 8' 2" (2.49m)

Rear facing and fitted with a range of units incorporating 1 ½ bowl sink with mixer tap, plumbing for washing machine, gas cooker point, radiator, tiles walls and door to outside.

STAIRS lead to the first floor landing with accommodation as follows:

MASTER BEDROOM 14' 6" (4.42m) x 9' 6" (2.9m)

Front, rear and side facing with outstanding views across the coast and patio doors opening to balcony, radiator and power points.

BEDROOM 2 11' 8" (3.56m) x 8' 8" (2.64m) plus wardrobes

Front facing, with built in wardrobes, coastal views, radiator and power points.

BEDROOM 3 11' 0" (3.35m) x 9' 3" (2.82m) including cupboard

Rear facing, with airing cupboard with hot water tank, radiator and power point.

BEDROOM 4 8' 0" (2.44m) x 7' 11" (2.41m) including cupboard

Front facing with built in wardrobes and power points.

BATHROOM

Rear facing with panelled bath with electric shower over, pedestal wash hand basin, and w.c. radiator and Dimplex heater.

EXTERNALLY

GARAGE 17' 8" (5.38m) x 9' 6" (2.9m) with electric roller door and driveway parking.

The property has front, side and rear gardens.

A1644 JY/TB 30/6/09

R058 Ravensworth 01670 713330



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	64	
(39-54) E	44		(39-54) E		
(21-38) F			(21-38) F	38	
(1-20) G			(1-20) G		
Net energy efficient - higher running costs			Net environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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