

3 bed semi-detached house to buy in NE65

Norham Drive, Amble, Amble, Northumberland, NE65 0GU

£123,500 Fixed Price

x 3 x 1 x 1

Tenure

Freehold

Allocated parking

Garden

Property features

- THREE BEDROOM SEMI-DETACHED HOME
- ENCLOSED REAR GARDEN
- PARKING
- SPACIOUS KITCHEN/DINER
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

THREE BEDROOM SEMI-DETACHED HOME | WELL PRESENTED THROUGHOUT | KITCHEN/DINER | ENCLOSED REAR GARDEN | PARKING | SECTION 106 AFFORDABLE HOUSING

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, situated within a popular modern residential development in the coastal town of Amble, Northumberland. Offering spacious and well-maintained accommodation throughout, the property provides an excellent opportunity for eligible buyers looking to purchase a modern home close to the stunning Northumberland coastline.

The property is conveniently positioned for access to Amble's excellent range of local amenities, including independent shops, supermarkets, schools, cafés and restaurants. Amble's picturesque harbour, marina and Little Shore beach are also within easy reach, while the nearby historic village of Warkworth offers further attractions, including its impressive castle and beautiful sandy beach. Good transport connections via the A1068 and A1 provide convenient access to Alnwick, Morpeth and Newcastle upon Tyne.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a convenient ground-floor W/C and a spacious lounge featuring attractive herringbone-effect flooring, and a large front-facing window allowing plenty of natural light into the room. To the rear of the property is a generously proportioned kitchen/diner, providing an excellent space for everyday family living and entertaining. The kitchen is fitted with a range of modern white wall and base units, contrasting dark work surfaces, tiled splashbacks, an integrated oven and gas hob with extractor above, and space for additional appliances. There is ample room for a family dining table, while French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

To the first floor are three bedrooms, including a well-presented principal bedroom benefiting from its own en-suite shower room. The second bedroom provides further comfortable accommodation, while bedroom three is currently utilised as a dressing room but offers flexibility for use as a bedroom, nursery or home office. A family bathroom, fitted with a white three-piece suite, completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with paved pathways and a patio seating area, providing an ideal outdoor space for relaxing, entertaining or enjoying the warmer months. To the front is a lawned garden, and parking.

This property is offered for sale at 70% of its open market value under a Section 106 Agreement. Priority will be given to buyers with a qualifying local connection to Amble or neighbouring parishes, which may include living, working or having close family in the area. Eligibility criteria and future resale restrictions apply. Please contact Pattinson Estate Agents for further details.

Council Tax Band: B

Tenure: Freehold

Price: Fixed Price £123,500

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Gas

Front External



Entrance Hallway

Leading to Downstairs W/C, living room and stairs up.

Living Room

4.39m x 3.67m (14'4" x 12'0")

A spacious and beautifully presented living room featuring attractive herringbone-effect flooring. A large double-glazed window to the front elevation allows plenty of natural light into the room. Complete with radiator and ample space for a range of lounge furniture. There is also an understairs cupboard.



Kitchen

4.73m x 2.65m (15'6" x 8'8")

A generously proportioned kitchen/diner fitted with a modern range of white wall and base units, complemented by contrasting dark work surfaces and white tiled splashbacks. Incorporating a stainless steel sink and drainer, integrated electric oven, gas hob with extractor hood above, and space for additional appliances. The dining area provides ample room for a family dining table. Double-glazed windows overlook the rear garden, while French doors provide direct access to the patio and garden beyond.



Downstairs W/C

Convenient ground-floor W/C fitted with a wall-mounted wash hand basin, low-level W/C, tiled splashback, wood-effect flooring and radiator.



Upstairs Landing

Leading to all bedrooms and family bathroom

Bedroom One

2.96m x 2.86m (9'8" x 9'4")

A well-presented double bedroom with carpeted flooring, radiator and double-glazed window to the front elevation. Offering ample space for bedroom furniture and benefiting from access to a private en-suite shower room.



En Suite

1.90m x 1.60m (6'2" x 5'2")

Fitted with a shower enclosure with glazed doors, pedestal wash hand basin and low-level W/C. Complemented by partially tiled walls, wood-effect flooring, radiator and frosted double-glazed window providing natural light and privacy.

Bedroom Two

2.76m x 2.31m (9'0" x 7'6")

A further well-proportioned bedroom featuring neutral décor, carpeted flooring, radiator and double-glazed window overlooking the rear garden. Offering flexibility for use as a comfortable bedroom or guest accommodation.



Bedroom Three

2.29m x 1.73m (7'6" x 5'8")

Currently utilised as a dressing room, this versatile third bedroom offers flexibility for a variety of uses, including a nursery, home office or additional bedroom. Featuring carpeted flooring, neutral décor, radiator and double-glazed window providing natural light.



Family Bathroom

1.82m x 1.78m (5'11" x 5'10")

Fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level W/C. Complemented by partially tiled walls, wood-effect flooring, radiator and frosted double-glazed window providing natural light and ventilation.

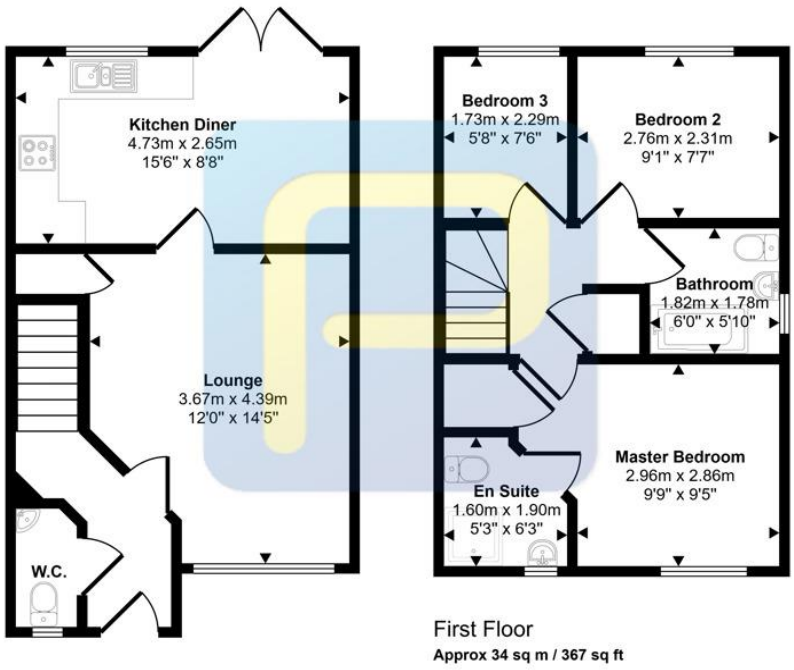


Rear Garden

An enclosed rear garden, predominantly laid to lawn with paved pathways and a patio seating area, ideal for outdoor dining and relaxing. Bordered by timber fencing, providing a pleasant and private outdoor space.



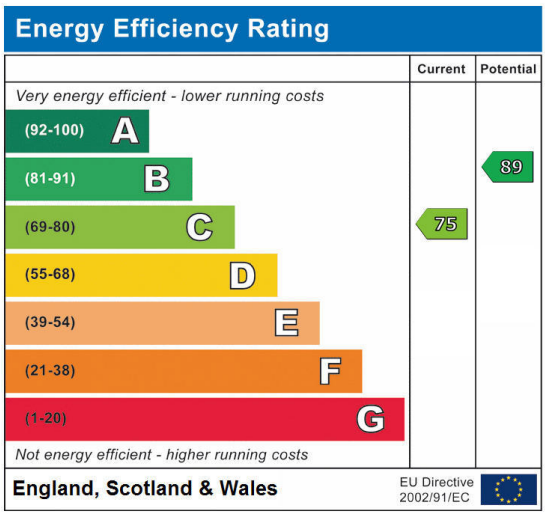
Approx Gross Internal Area
70 sq m / 753 sq ft



First Floor
Approx 34 sq m / 367 sq ft

Ground Floor
Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Norham Drive, Amble, Amble, Northumberland, NE65 0GU

Contact your local branch today for more information on this property:

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.