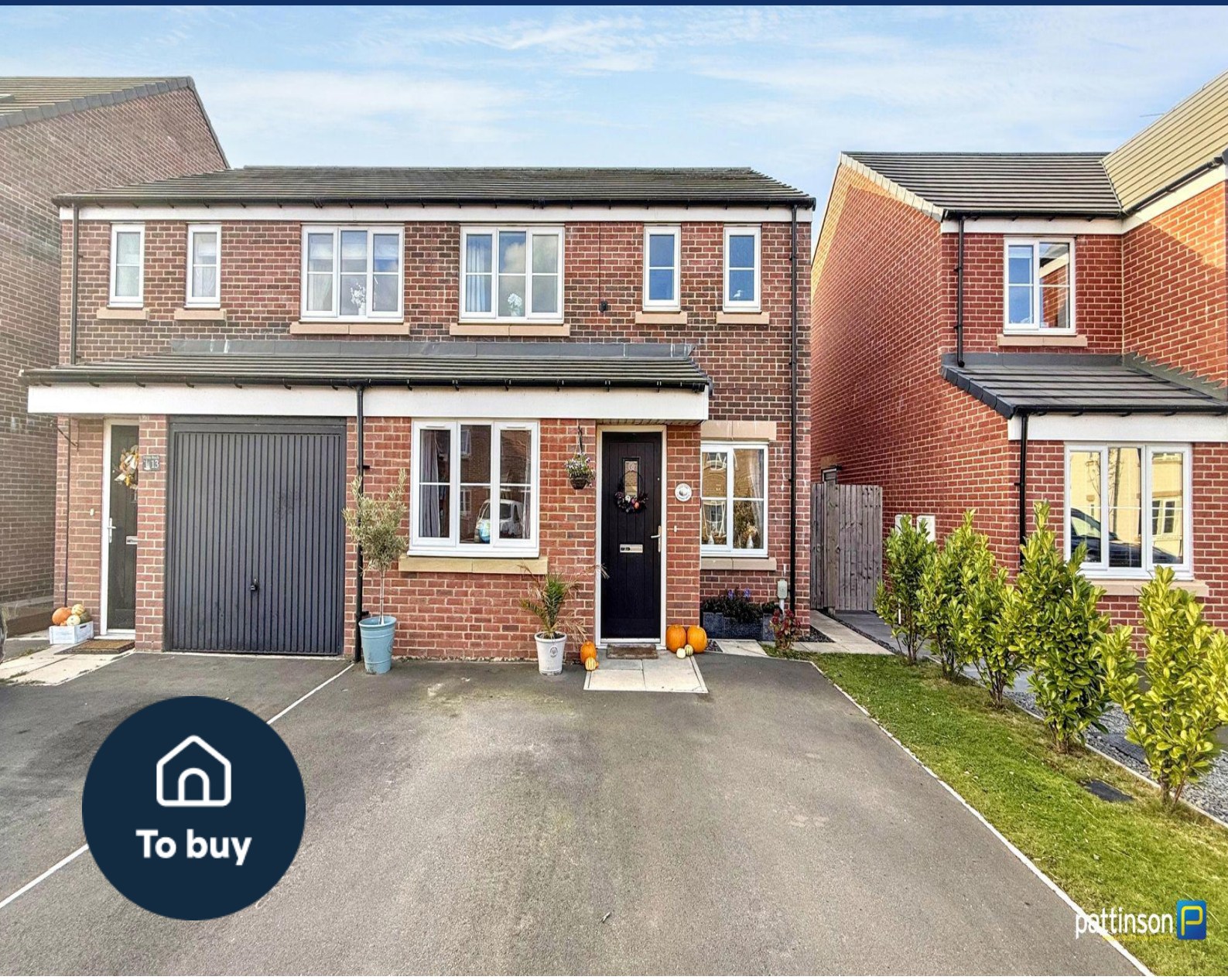



## 3 bed semi-detached house to buy in NE65

Gannet Drive, North Sea Manor, Amble, Morpeth, Northumberland, NE65 0FR

# £235,000

x 3 x 3 x 2

Tenure

**Freehold**

Driveway parking

## Property features

- Modern Semi Detached House
- Three Bedrooms, Master En-Suite
- Integrated Kitchen/Diner
- Ground Floor Cloaks
- EPC Rating B

## Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good


### Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

***MODERN SEMI DETACHED HOUSE - SOUGHT AFTER COASTAL LOCATION - THREE DOUBLE BEDROOMS - MASTER EN-SUITE - INTEGRATED KITCHEN/DINER - GROUND FLOOR CLOAKS - CONVERTED GARAGE - DOUBLE DRIVEWAY - GARDEN - VERY WELL PRESENTED - VIEW NOW***

Pattinson Estate Agents are delighted to offer for sale this modern three bedroom semi detached house situated on Gannet Drive within the North Sea Manor development in Amble, Northumberland. Built in 2022 by Persimmon Homes.

A beautiful seaside town on the north east coastline, Amble has a superb range of amenities, including its own fishing harbour and marina and benefits from an accessible and bustling high street with a traditional selection of shops, supermarkets, a health clinic and pharmacy along with an exciting array of pubs, bars, cafe's, ice cream parlours and eateries.

This well maintained home is warmed via gas central heating and benefits from Upvc double glazing throughout. As we anticipate a high level of interest, early viewings are essential.

Briefly comprising; entrance porch, lounge, inner hallway, ground floor cloakroom and kitchen/diner. The original garage has been converted to create two separate office/study areas. To the first floor master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Externally to the front a double driveway. To the rear a pleasant enclosed garden with lawn, paved patio and shed.

To arrange your viewing please contact our Ashington Team who will be happy to assist.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £235,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 2022

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Porch

Via main access door to the front, wood effect flooring, radiator.

## Lounge

*4.88m x 3.10m (16'0" x 10'2")*

Window to the front.  White fireplace and hearth with LED flame effect electric fire, wall mounted TV point, wood effect flooring, radiator.

## Lounge Additional

## Inner Hallway

Stairs to the first floor, wood effect flooring, radiator.

## Cloakroom

Compact wash hand basin with tiled splashback and chrome taps, push flush w.c, wood effect flooring, radiator.

## Kitchen/Diner

*5.66m x 2.24m (18'6" x 7'4")*

Window to the rear and French doors opening into the rear garden. Fitted with a range of cream wall, floor and drawer units with brushed steel handles, wood effect worktops and matching trims.  One and a half stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven with brushed steel splashback and chimney style extractor over, integrated dishwasher, concealed washing machine, housed gas combi boiler, space for fridge/freezer, wood effect flooring throughout, radiator.

## Kitchen Area

## Dining Area

## Study

*2.18m x 1.78m (7'1" x 5'10")*

Wood effect flooring.

## Office

*2.89m x 2.19m (9'5" x 7'2")*

Window to the front, wall mounted TV point, wood effect flooring, radiator.

## First Floor Landing

Built in storage cupboard, loft access hatch to the ceiling.

## Master Bedroom

*4.34m x 2.92m (14'2" x 9'6")*

Two windows to the front, wood effect flooring, radiator.

## Master Bedroom Additional

## En-Suite

*2.08m x 1.29m (6'9" x 4'2")*

Frosted window to the front.  Walk in shower cubicle with white tray, chrome shower and glass screen door, pedestal wash hand basin with chrome taps, push flush w.c, vinyl flooring, radiator.

## Bedroom Two

*3.41m x 2.58m (11'2" x 8'5")*

Window to the rear, radiator.

## Bedroom Three

*2.97m x 2.37m (9'8" x 7'9")*

Window to the rear, radiator.

## Family Bathroom

*2.62m x 1.67m (8'7" x 5'5")*

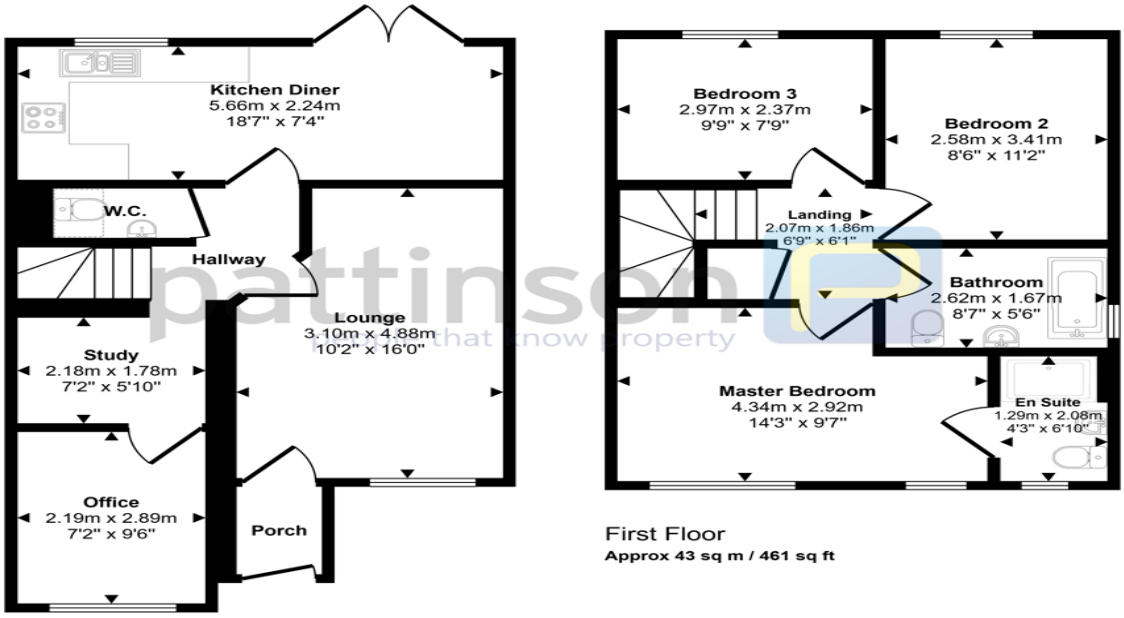
Frosted window to the side.  Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and w.c all with chrome fittings, chrome heated towel rail, wall mounted mirrored vanity unit, tiled splashbacks, vinyl flooring.

## Rear Garden

## Rear Elevation

## Front Elevation

Approx Gross Internal Area
91 sq m / 978 sq ft

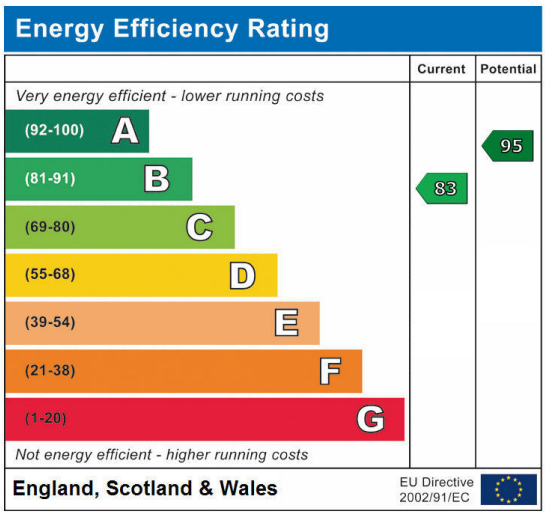



Ground Floor
Approx 48 sq m / 516 sq ft

First Floor
Approx 43 sq m / 461 sq ft

Denotes head height below 1.5m

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.




Gannet Drive, North Sea Manor, Amble, Morpeth, Northumberland, NE65 0FR

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

**95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@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.