



Main Street Red Row

- Four Bedroom Semi Detached
- Semi Rural Location
- Generous Accommodation
- Well Presented Throughout
- Viewing Strongly Recommended

£235,000



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Main Street

Red Row NE61 5AJ

Occupying a lovely semi rural location overlooking fields to the rear, an excellent size four bedroom mature semi detached property within walking distance to the local shops in Hadston and just a short drive to the larger thriving harbour town of Amble with many shopping and leisure amenities. The property also lies close to Druridge Bay Country Park with its glorious wide sandy bay, watersports lake and countryside walks. The property benefits from double glazing and gas central heating and is an ideal purchase for the growing family or anyone looking for a property in the countryside. With well planned and immaculately presented, the accommodation briefly comprises to the ground floor: entrance hall, lounge with archway through to dining room. The inner lobby leads to the dining kitchen with a comprehensive range of kitchen units and there is a downstairs shower room. To the first floor from the landing there are three double bedrooms and an excellent size single bedroom along with a family bathroom. Outside the gardens extend to the front and rear and the driveway provides parking for two cars. A side driveway leads to the garage which is above average in size and could be converted to a games room, subject to the usual consents, if required. The rear garden is bordered an adjoins fields. Red Row is a popular residential area being within close proximity to the coastline with easy access to the larger towns of Amble, Alnwick, Ashington and Morpeth. The local bus service visits these towns with connections further afield and the train stations in Morpeth and Alnmouth provides services to Edinburgh, Newcastle and beyond. An early viewing of this delightful family home is strongly recommended.

ENTRANCE HALL

LOUNGE 12'6" (3.81m) max x 10'10" (3.30m) plus bay

DINING ROOM 11'7" (3.53m) max x 11'1" (3.38m) max

INNER LOBBY

DINING KITCHEN 13'2" (4.01m) x 10'8" (3.25m)

SHOWER ROOM

LANDING

BEDROOM ONE 13'3" (4.04m) into door recess x 10'7" (3.22m) max

BEDROOM TWO 11'1" (3.38m) max x 10'7" (3.22m) max

BEDROOM THREE 10'11" (3.33m) max x 9'4" (2.84m) max to wardrobe door

BEDROOM FOUR 8'4" (2.54m) max x 8'1" (2.46m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E

AM0004311/LP/LP/07052024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East

