



Warkworth Way Amble

- Sold Under Section 106 Affordable Housing
- Criteria Applies
- Three Bedroom Terrace
- Excellent Living Space

Fixed Price £119,000



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Warkworth Way

Amble NE65 0FZ

This is a superb opportunity for anyone looking to purchase a property who are unable to afford the full market price ... being sold under the Section 106 Affordable Housing Agreement, criteria applies and further information can be obtained by contacting the Agent. The property is a well proportioned three bedroom, three storey modern terrace with bright and airy living space benefitting from gas central heating, double glazing, garden and off road parking. Briefly comprising to the ground floor: entrance lobby, lounge, inner lobby, downstairs wc and fitted dining kitchen. To the first floor from the landing there are two double bedrooms and a bathroom and to the second a generous dual aspect double bedroom. Outside there is parking to the front and to the rear an enclosed easy to maintain garden with a patio providing a lovely outdoor space to sit and enjoy the warmer months of the year and a pathway leading to the rear of the garden with a gate and pathway to the front for bins. Amble is a thriving harbour town with plenty of shops, cafes and restaurants along with Amble Harbour Village with retail pods, restaurants, Little Shore Beach and Pier. The property is located in a popular and well regarded residential area within walking distance to the town centre. The local bus service provides journeys to Morpeth, Alnwick and towns and villages further afield and the train station in Alnmouth provides a regular service to Edinburgh, Newcastle and beyond. Druridge Bay Country Park is on the doorstep with a glorious sandy bay, watersports lake and countryside walks. Full of charm and character, Amble is a great place to live for the younger buyer, couples and the retired and we would recommend an early viewing.

ENTRANCE LOBBY

LOUNGE 14'9" (4.50m) max x 11'10" (3.61m)

INNER LOBBY

DOWNSTAIRS W.C.

DINING KITCHEN 11'8" (3.56m) max x 8'9" (2.67m)

LANDING

BEDROOM ONE 11'10" (3.61m) max x 10'7" (3.22m)

BEDROOM TWO 11'9" (3.58m) max x 8'10" (2.69m)

BATHROOM

BEDROOM THREE 27'9" (8.46m) max x 8'5" (2.57m) plus recess

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

AGENTS NOTE

The property is being sold under Section 106 Affordable Housing and criteria applies. Please call for further information.

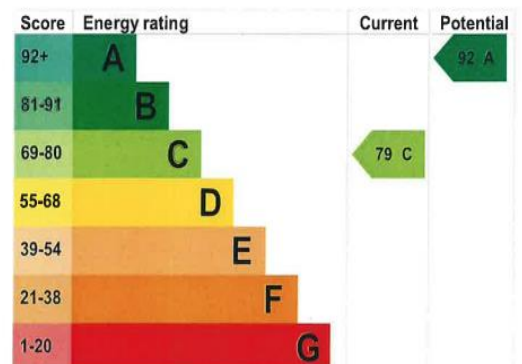
TENURE

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: C

AM0003916/LP/LP/28052024/V1



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



The Property Ombudsman