



Mariners View

Amble

Situated in a highly sought after location within walking distance to the town centre of Amble with its traditional harbour, retail pods, Little Shore Beach and Pier, an excellent contemporary detached property with bright and airy living space to the first floor and balcony. The property offers well proportioned and versatile accommodation throughout with four excellent bedrooms to the ground floor and a dining room/study/bedroom five to the first floor and stands within a fabulous sized plot with gardens to front and rear, driveway for several cars and attached garage. Some updating required.

£345,000

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Mariners View,

Amble NE65 0JH

Briefly comprising to the ground floor: entrance hall, four/five good sized bedrooms, a family bathroom and utility room. To the first floor there is an open lounge with dining room, well appointed kitchen, separate dining room/bedroom five and shower room. Outside to the front there is a driveway for several cars which accesses the generous single garage with work space to the rear and to the side a built in storage cupboard. A pathway leads to the rear of the property with an enclosed tiered garden and patio areas which provide lovely outdoors spaces to sit and enjoy the warmer months of the year. Amble is an up and coming and thriving town with many shops, cafes and restaurants along with Amble Marina. There is a regular bus service to Alnwick and Morpeth and to towns and villages in between together with connections to Newcastle and Berwick. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. A healthy walk will bring you to the picturesque village of Warkworth with an historic 13th century Castle and Hermitage and walks along the River Coquet with a welcome break in one of the cafes or pubs. Travelling South along the coastal road is Druridge Bay Country Park with a watersports lake, countryside walks, cafe and a glorious wide sandy bay. An early viewing of this super property is strongly recommended.

ENTRANCE HALL

Entrance door. Timber open staircase to the first floor. Electric wall heater.

BEDROOM ONE 13'1" (3.99m) x 9'11" (3.02m)

Timber triple glazed window to rear. Custom made fitted Cavendish wardrobes, over bed cupboards and dressing table with drawers. Electric wall heater.

BEDROOM TWO 16'1" (4.90m) x 8'3" (2.52m)

Timber triple glazed window to front. Storage heater.

BEDROOM THREE 13' (3.96m) x 8'4" (2.54m)

Timber triple glazed window to rear. Electric wall heater.

BEDROOM FOUR 9'10" (2.99m) x 8'10" (2.69m)

Timber triple glazed window to side. Custom made fitted wardrobes, overheads and dressing table. Electric wall heater.

UTILITY ROOM

Door to side. Custom made fitted base and wall units with single bowl sink unit with mixer tap. Space for washer and dryer. Tiled walls.



Stairs to First Floor

**LOUNGE 16'4" (4.98m) x 10'5" (3.18m) plus 15'1" (4.59m)
max over stairs x 9'1" (2.77m) (sloping ceilings)**

Timber door and triple glazed windows to front opening out to the south facing balcony. Two storage heaters.

KITCHEN 10'9" (3.28m) x 8'2" (2.48m) (sloping ceilings)

Timber triple glazed window to rear. Fitted with a range of custom made Cavendish wall, base and drawer units with granite work surfaces and Butler sink with mixer taps and tiled walls. Space for cooker and fridge freezer. Space for dishwasher. Tiled floor, ceiling downlights.

DINING ROOM/BEDROOM FIVE 9'1" (2.77m) x 8'4" (2.54m)

Timber triple glazed window to side. Electric wall heater, laminate flooring.

SHOWER ROOM (sloping ceilings)

Shower cubicle with shower attachment, vanity wash hand basin and low level w.c. Electric towel rail, extractor fan. Tiled walls and flooring.

OUTSIDE

SINGLE GARAGE

There is an excellent size single garage with electric roller shutter door, light and power. The garage extends the depth of the property with room for a workshop to the rear.

To the front of the property there is a driveway for several cars and a lawn garden. Side pathways access the rear garden which is tiered and lawned with patio areas which provide lovely outdoor spaces to sit and enjoy the warmer months of the year. The balcony at the front of the property accessed from the lounge has views to the countryside over rooftops and is the perfect place to sit in the morning and evening. There is a useful outdoor storage room accessed from the side of the property.

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

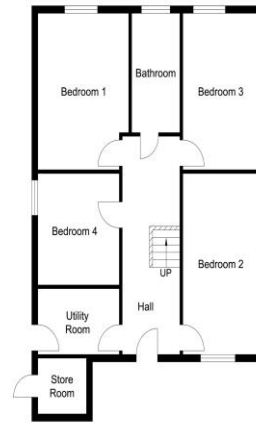
Council Tax Band: D

EPC Rating: D

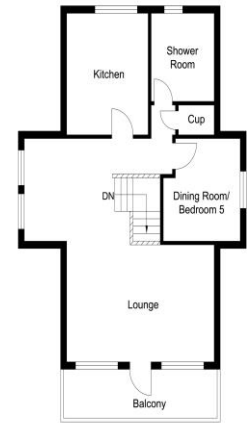
AM0004141/LP/HH/18052023/V.1/2452023/V2/ 21092023
amended price – HH 03/6/2024 price change £345,000 HM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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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.

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