



## Ethel's Close Amble

- Four Bedroom Detached
- Generous Living Space
- Highly Regarded Location
- Walking Distance to Town Centre
- Viewing Strongly Recommended

**£330,000**



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ROOK  
MATTHEWS  
SAYER

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# Ethel's Close

## Amble

Generous living space and impeccably presented, a fabulous four bedroom, two reception room modern detached property located in a highly regarded residential area within walking distance to the town centre shops, cafes and restaurants and to the harbour. This is a great opportunity to purchase a well appointed family home with excellent accommodation, double driveway, garage and good sized gardens. Benefitting from uPVC double glazing and gas central heating, the property briefly comprises, open entrance porch, entrance hall and downstairs w.c. The lounge to the rear has French doors opening out to the garden and there is a separate dining room. The kitchen is well appointed with an integrated fridge freezer and dishwasher along with a fitted oven, hob and extractor and the utility room has plumbing and space for a washer and dryer. To the first floor the bedrooms are spacious with the main bedroom having an en-suite shower room with the main and second bedrooms benefitting from built in wardrobes. The separate family bathroom has a rainwater showerhead over the bath. To the outside the property stands behind a generous front garden which is lawned and the double driveway accesses the garage. Gated pathways either side of the property lead to the rear garden which is bordered by fencing, lawned and with a patio area which is a lovely outdoor space to enjoy the warmer months of the year. Amble is a thriving traditional harbour town with many shopping and leisure amenities as well as schools for children of all ages and a local bus service visiting Morpeth, Alnwick and further towns and villages. The train station in Alnmouth has services to Edinburgh, Newcastle with connections beyond and the A1 road network connects the north and south of the country joining further motorway networks nationwide. Just a few minutes along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. An early viewing of this attractive and spacious home is strongly recommended.

### OPEN ENTRANCE PORCH

### ENTRANCE HALL

### DOWNSTAIRS W.C.

LOUNGE 14'2" (4.32m) max x 13'5" (4.09m) into bay

DINING ROOM 9'6" (2.90m) max x 8'8" (2.64m) max

KITCHEN 9'11" (3.02m) max x 9' (2.74m) plus door recess

UTILITY ROOM 7'4" (2.24m) max x 5'8" (1.73m) max

### LANDING

BEDROOM ONE 13'7" (4.15m) into recess x 11'10" (3.61m) into door recess

### EN-SUITE SHOWER ROOM

BEDROOM TWO 11'2" (3.40m) max x 9'5" (2.87m) to wardrobe door.

BEDROOM THREE 11' (3.35m) into door recess x 10'8" (3.25m) m (sloping ceilings)

BEDROOM FOUR 8'8" (2.64m) x 7'1" (2.16m)

### BATHROOM

### SINGLE GARAGE, DOUBLE DRIVEWAY AND GARDENS

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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.

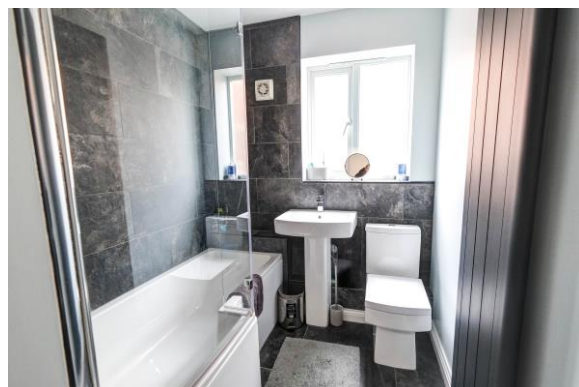
### TENURE

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: D

EPC RATING: tbc

AM0004529/LP/LP/07112024/v.1.



epc

**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.

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