



Norham Drive Amble

- Three Double Bed Semi Detached
- Generous Living Space
- Main Bedroom with En-Suite
- Gardens, Driveway and Garage
- Viewing Strongly Recommended

£189,500



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SAYER

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Norham Drive

Amble NE65 0GU

Situated in a popular residential location within walking distance to the town centre of Amble with shops, cafes and restaurants and to Amble Harbour Village with retail pods, Little Shore Beach and Pier, this excellent size three bedroom semi detached property offers generous living space throughout with three double bedrooms and the main with an en-suite. Benefitting from double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby, lounge, inner lobby with downstairs w.c. and a well appointed dining kitchen with appliances and French doors opening to the rear garden. To the first floor from the landing there are three double bedrooms, the main with an en-suite shower room and a family bathroom. Outside a driveway provides off road parking and accesses the single garage and there is a lawn garden. A side pathway leads to the rear of the property with a lawn and paved patio which is a lovely space to sit and enjoy the warmer months of the year. The property is a short walk to schools for children of all ages and the local regular bus service accesses the larger towns of Alnwick and Morpeth. An early viewing of this lovely family home is strongly recommended.

ENTRANCE LOBBY

LOUNGE 16'10" (5.13m) max x 10'5" (3.18m) max

INNER HALLWAY

DOWNSTAIRS W.C.

DINING KITCHEN 18'11" (5.77m) max x 8'2" (2.48m) max

LANDING

BEDROOM ONE 13'11" (4.24m) x 9'9" (2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'1" (3.38m) x 8'11" (2.72m)

BEDROOM THREE 9'10" (2.99m) x 8' (2.44m)

BATHROOM

SINGLE GARAGE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1st January 2015 - 990 years remaining

Ground Rent: £150 per annum. Planned to increase unknown

Service Charge: currently not charged

Any Other Charges/Obligations: none

COUNCIL TAX BAND: C

EPC RATING: C

AM0004537/LP/LP/19112024/V.1/19112024/v.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	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



The Property
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