



Grey Arms Court Red Row

- Spacious Three Bed Semi
- Excellent Accommodation
- Village Location
- Garage and Gardens
- Viewing Recommended

£200,000



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Grey Arms Court

Red Row NE61 5BF

Located in the village hamlet of Red Row, a deceptively spacious three double bedroom semi detached property benefitting from bright and airy accommodation throughout and generous living space. The property also has the advantage of gas fired central heating and double glazing. There are local shops on the doorstep in Hadston and a larger range of shops, cafes and restaurants in the harbour town of Amble with the characterful Amble Harbour Village with retail pods, Little Shore Beach and Pier. The property is well positioned with easy access to both the larger towns of Alnwick and Morpeth and the coastal road to Ashington, Cramlington and south to the city centre. Closer to Red Row is the stunning Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay. The property is an ideal purchase for the young and growing family, young couple or mature/retired couples who are moving locally or into the area. Briefly comprising to the ground floor: entrance lobby, excellent size lounge and spacious dining kitchen with French doors to the rear into the garden. From the lounge there is an inner lobby with downstairs w.c., courtesy access to the garage and stairs to the first floor. The landing gives access to three double bedrooms, the main with an en-suite shower room and there is a further main bathroom. Outside a driveway provides off road parking and accesses the integral single garage. To the front there is a lawned garden with a pathway to the entrance door and along the side of the property to the gated rear garden which is bordered by a low wall and timber fencing. The garden is lawned and with a patio area to sit and enjoy the warmer months of the year. Situated on a small cul-de-sac of similar properties, they are extremely popular due to the spacious rooms and we would advise an early viewing to fully appreciate this superb property.

ENTRANCE LOBBY

LOUNGE 18' (5.49m) max x 10'11" (3.33m) max

DINING KITCHEN 20'3" (6.15m) max x 13'4" (4.06m) max

INNER LOBBY

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 15'7" (4.75m) into wardrobe x 10'11" (3.33m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 15'8" (4.78m) into wardrobe x 10'11" (3.33m) max

BEDROOM THREE 12'1" (3.68m) max x 8'10" (2.69m)

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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.

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: C

AM0004513/LP/LP/031224/v.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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

