



Fulmar Drive Amble

- Three Double Bedroom Home
- Well Regarded Residential Area
- Stunning Interior
- Walking Distance to Town Centre
- Viewing Strongly Advised

£199,950



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Fulmar Drive

Amble NE65 0FU

Impeccably presented throughout this three double bedroom three storey modern end of terrace offers superb living space which is bright and airy and benefits from a generous and easy to maintain rear garden, off road parking and ideally positioned within walking distance to the town centre. Located on a highly popular and well regarded development, an early viewing of this outstanding property is strongly recommended. Briefly comprising to the ground floor: entrance lobby, lounge, rear lobby with stairs to the first floor and downstairs w.c. There is a well appointed dining kitchen with French doors leading out to the rear garden and patio. To the first floor are two double bedrooms and a bathroom whilst to the second floor the double bedroom is a versatile room which could also be a second sitting room, guest suite and teenager bedroom. Outside to the front there are two off road parking spaces with a side gated pathway leading to the rear garden. The garden is easy to maintain with paved and gravelled planted areas and a patio which provides a lovely outdoor space to sit and enjoy the warmer months of the year. Being fully enclosed by timber fencing, the garden is an excellent size and the storage shed to the rear will remain. Amble is a thriving traditional harbour town with many shops, cafes and restaurants and Amble Harbour Village with its retail pods, Little Shore Beach and Pier. It is a great place to live for families and it is becoming a popular destination for many people moving into the area. The property is a perfect choice for the first time, holiday let/second home and couples including those retired looking for a modern home with a stunning interior. The bus services are regular visiting Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides services to Newcastle, Edinburgh and throughout the country. Travelling along the coastal road will bring you to Druridge Bay Country Park with its water sports lake, countryside walks and a glorious wide sandy bay. This fabulous property is available with no chain.

ENTRANCE LOBBY

LOUNGE 14'2" (4.32m) max x 11'10" (3.61m) sloping ceilings to understairs

INNER HALL

DINING KITCHEN 11'9" (3.58m) x 8'3" (2.52m)

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 11'10" (3.61m) max x 10'5" (3.18m) max

BEDROOM TWO 11'10" (3.61m) max x 8'9" (2.67m) max

BATHROOM

SECOND FLOOR LANDING

BEDROOM THREE 25'6" (7.77m) max x 8'4" (2.54m) max sloping ceilings

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.

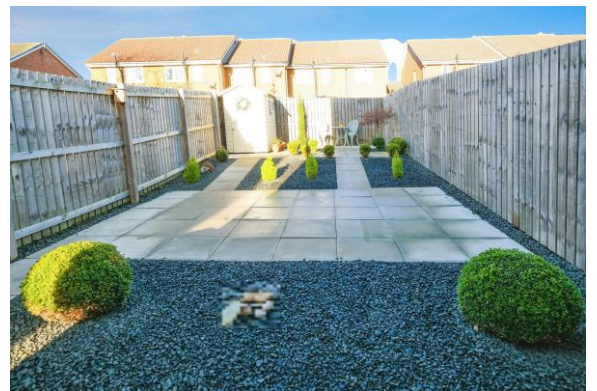
TENURE

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

AM0004571/LP/LP/16012025/V.1 amended



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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

