



## Etal Drive Amble

- Three Double Bed Detached Property
- Excellent Living Space
- Main Bedroom With En-Suite
- Driveway, Garage and Gardens
- Viewing Strongly Recommended

**£220,000**



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ROOK  
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# Etal Drive

Amble NE65

Situated in a popular and highly sought after location, a three double bedroom detached property benefitting from uPVC double glazing and gas central heating. The property offers excellent living space with a well appointed dining kitchen with French doors opening into the garden to the rear. This is a perfect opportunity for anyone looking for a neatly presented coastal family home within walking distance to all the shopping and leisure amenities in the town centre. Briefly comprising to the ground floor: entrance lobby, lounge, inner hallway with downstairs w.c., fitted kitchen with dining area. To the first floor there are three double bedrooms, the main with an en-suite shower room and there is a family bathroom. Outside lawned gardens extend to the front and rear of the property with a driveway providing off road parking and accessing the single garage which has light and power. A gated pathway leads down the side of the property to the rear garden which is bordered by timber fencing and has a lovely paved patio to sit and enjoy the warmer months of the year. Amble is a thriving and characterful harbour town with plenty of shops, cafes and restaurants and schools for children of all ages. The local bus service visits Alnwick, Morpeth with connections further afield and the station in Alnmouth provides services to Edinburgh, Newcastle and throughout the country. Amble Harbour Village has retail pods, fish restaurants, Little Shore Beach and Pier and also has an outdoor market each Sunday. Druridge Bay Country Park is just a short drive along the coastal road with a glorious wide sandy bay, water sports lake and countryside walks. An early viewing of this delightful property is strongly recommended.

#### ENTRANCE LOBBY

LOUNGE 16'10" (5.13m) max x 10'4" (3.15m)

#### INNER HALLWAY

#### DOWNSTAIRS W.C

DINING KITCHEN 18'10" (5.74m) max x 8'3" (2.52m) max

#### LANDING

BEDROOM ONE 14'2" (4.32m) max x 9'11" (3.02m) max

#### EN-SUITE SHOWER ROOM

BEDROOM TWO 11'3" (3.43m) max x 8'11" (2.72m) max

BEDROOM THREE 9'9" (2.97m) x 8' (2.44m)

#### BATHROOM

#### DRIVEWAY, GARAGE AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: MAINS

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.

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.

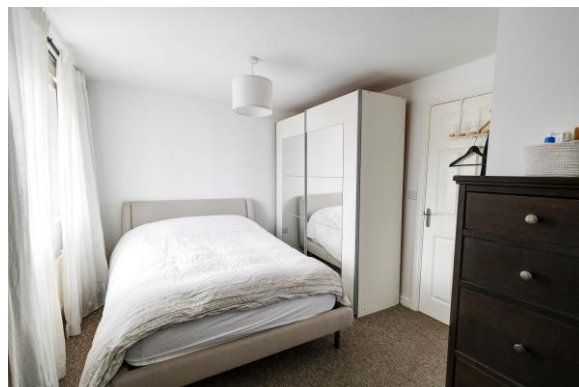
Length of Lease: 999 years from 1st January 2015

Ground Rent: £150 per [month/annum]. Planned to increase by unknown every unknown

COUNCIL TAX BAND: C

EPC RATING: C

AM0004592/LP/LP/20022025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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

