

BRUNTON

RESIDENTIAL



WARKWORTH WAY, AMBLE, MORPETH, NE65

£175,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Delightful three-bedroom townhouse is situated on Warkworth Way, Amble. Well-presented throughout, the property offers spacious and versatile accommodation arranged over three floors, making it ideal for a range of buyers including families and professionals.

The ground floor features a generous front aspect lounge leading through to a modern kitchen/diner with French doors opening onto the rear yard. The first floor provides two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to an impressive principal bedroom spanning the full length of the home, enhanced by Velux skylights that create a bright and airy atmosphere.

Externally, the property benefits from off-street parking to the front and an enclosed rear yard designed for low maintenance with both block-paved and gravelled areas. Positioned within a popular residential area of Amble, the home enjoys convenient access to local amenities, schooling, and coastal attractions, making it a superb opportunity in a sought-after location.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance vestibule, which in turn leads into a spacious front-aspect lounge with an under-stairs storage cupboard. The lounge flows into an internal hallway providing access to a convenient ground-floor WC, the kitchen/diner, and stairs rising to the first-floor landing. The kitchen is modern and well-equipped with integrated appliances including an oven, hob, and extractor, and benefits from French doors opening onto the rear garden.

The first-floor landing gives access to two well-proportioned bedrooms and a well-appointed family bathroom comprising a WC, washbasin, and bath. The second floor hosts a master bedroom spanning the full length of the property, featuring Velux skylights that allow for excellent natural light.

Externally, to the front of the property there is off-street parking adjacent to a lawned area. To the rear is an enclosed yard with timber fencing, incorporating both a block-paved seating area and a gravelled section.



BRUNTON

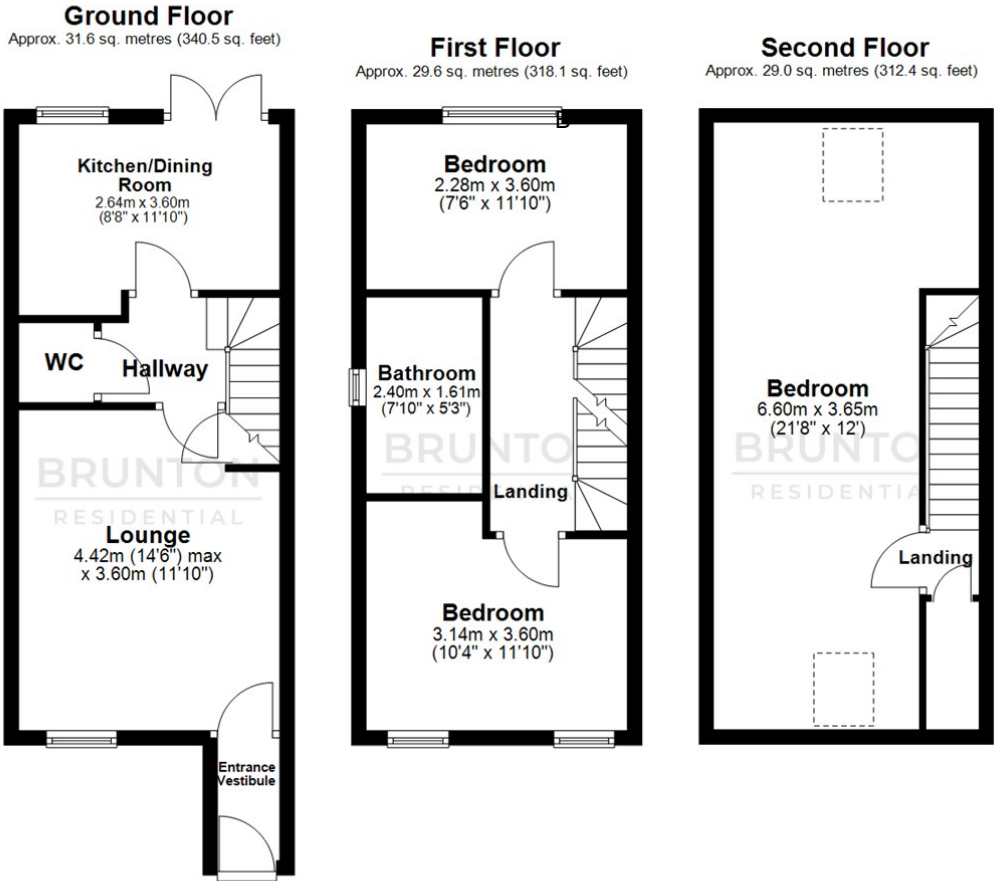
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	