

BRUNTON
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WARKWORTH WAY, AMBLE, MORPETH, NE65

£175,000

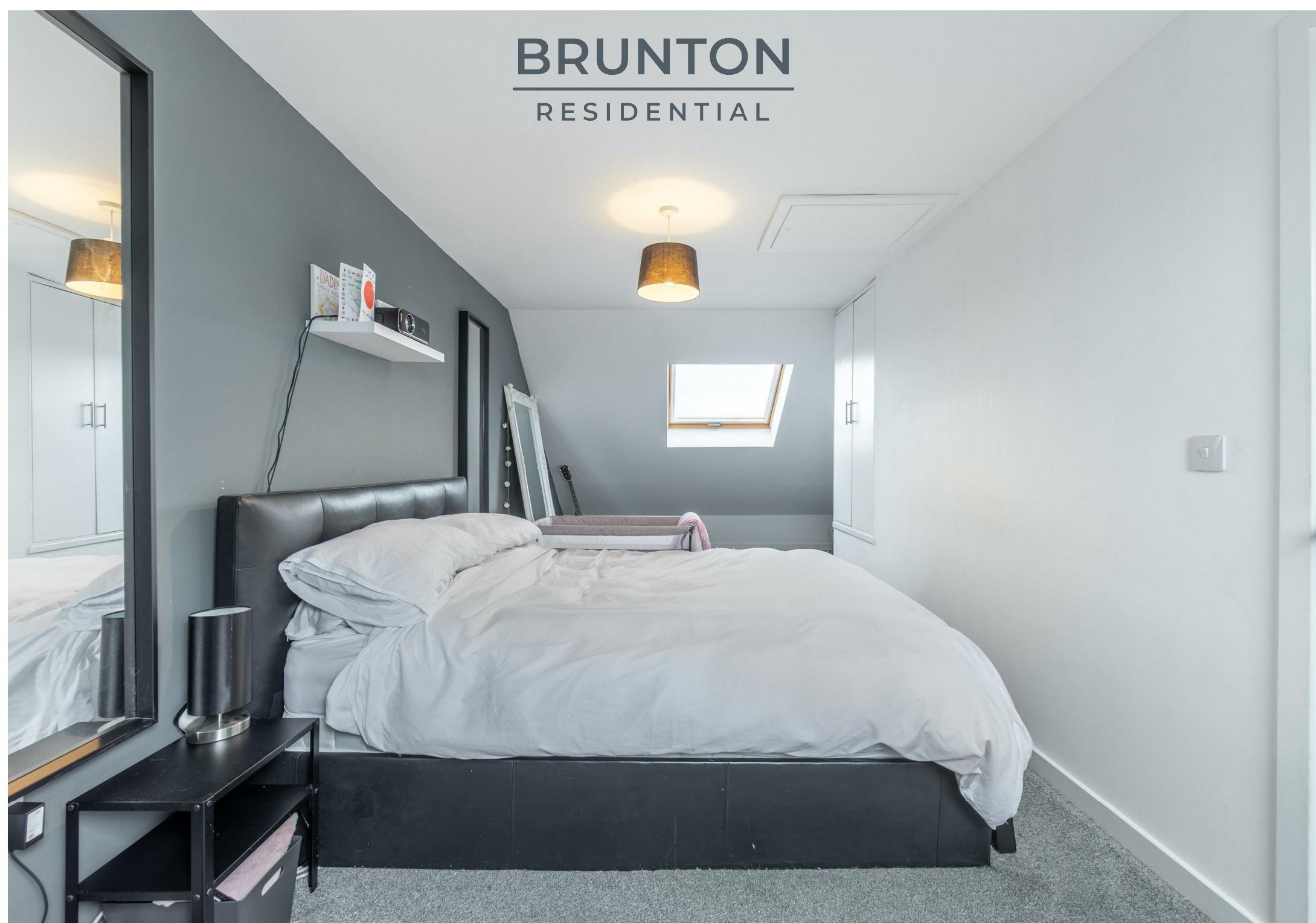
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Delightful three-bedroom townhouse is situated on Warkworth Way, Amble. Well-presented throughout, the property offers spacious and versatile accommodation arranged over three floors, making it ideal for a range of buyers including families and professionals.

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.

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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.



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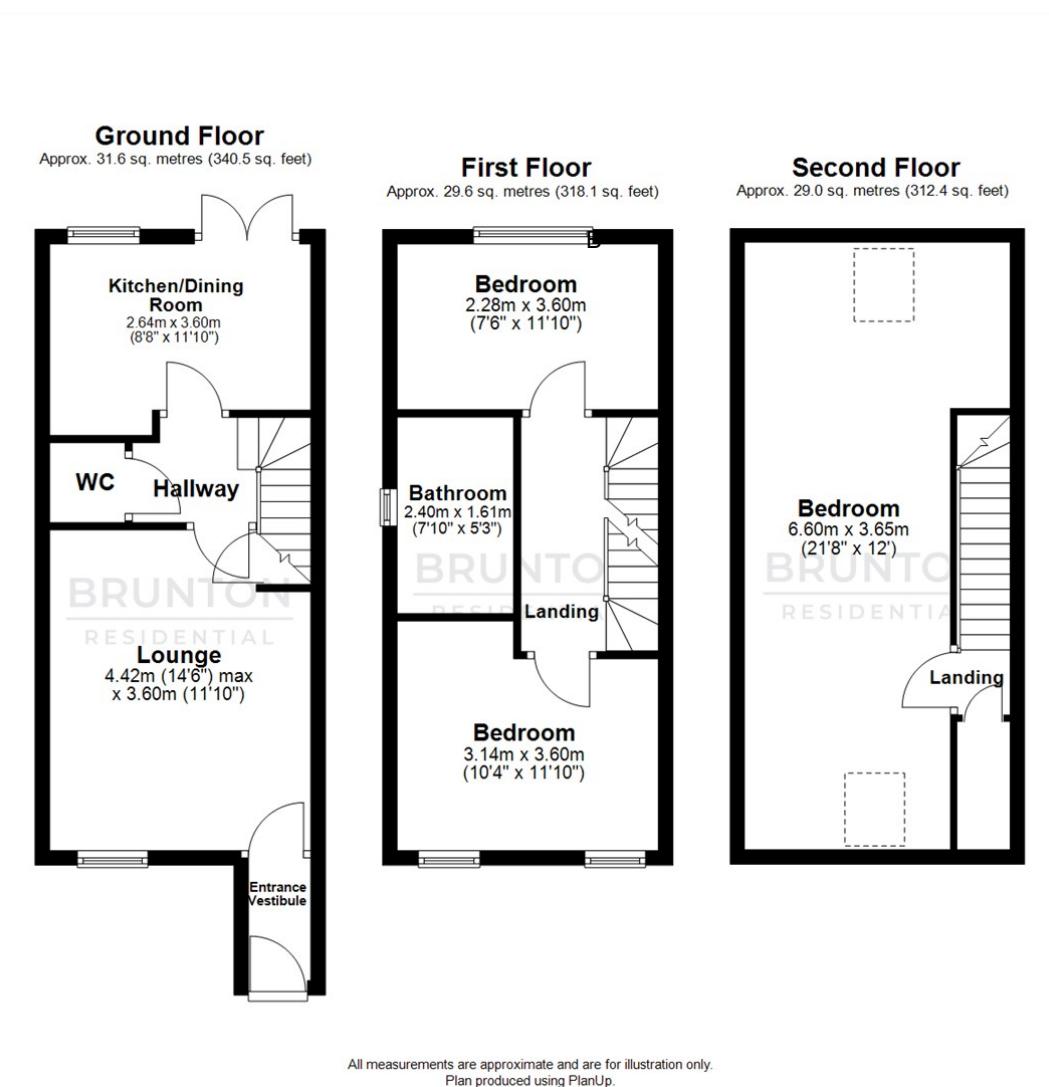
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



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