



Westfield | Amble | NE65 0NR

£159,950

A three-bedroom end of terrace house for sale in Amble with no onward chain, recently updated with a new kitchen, bathroom and flooring, featuring a front reception room, large rear conservatory, low-maintenance gardens, a detached garage, and convenient access to local amenities, schools and transport links in this well-served coastal town.

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SEMI-DETACHED HOUSE

NO ONWARD CHAIN

GARAGE & PARKING TO THE FRONT

THREE BEDROOMS

REAR YARD

NEWLY FITTED KITCHEN & BATHROOM

**IDEAL FOR FIRST TIME BUYERS, BUY-TO-LET
INVESTORS & DOWNSIZERS**

**CLOSE TO AMBLE TOWN CENTRE
& SCHOOLS**

For any more information regarding the property please contact us today

16 Westfield, Amble, NE65 0NR

Available with no onward chain, this three-bedroom semi-detached house in Amble may particularly appeal to first time buyers and buy-to-let investors. Recently overhauled by the current owners, the property has neutral decor and now benefits from a new kitchen, a new bathroom with white suite and wet-wall panelled walls, and new flooring throughout.

On the ground floor, there is a reception room to the front, leading through to a large rear conservatory that adds valuable extra living space. The low-maintenance front and rear gardens are designed for ease of upkeep, while a drive and detached single garage with electric roller door provides secure parking and storage.

Amble's shops, cafés and everyday amenities are within easy reach, including the popular harbour area with its marina, seafood outlets and weekend markets. Local primary and secondary schools serve the town, making this a convenient location for families.

Public transport links connect Amble with nearby centres such as Alnwick and Morpeth, where onward rail services run to Newcastle, Edinburgh and beyond. Bus services run through the town, offering options for commuters and those who prefer not to drive. Road access via the A1068 and A1 makes travelling by car straightforward for work or leisure.

ENTRANCE HALL

UPVC double-glazed entrance door | Under stairs storage cupboard | Radiator | Staircase to first floor | Doors to kitchen and living room

LIVING ROOM 17' 10" x 11' 5" (5.43m x 3.48m)

UPVC double-glazed window | Radiator | Laminate flooring | Double-glazed French doors to conservatory

CONSERVATORY 14' 5" x 7' 5" (4.39m x 2.26m)

UPVC double-glazed windows and door | Tiled floor | Radiator | Power sockets

KITCHEN 8' 11" x 11' 3" (2.72m x 3.43m)

Newly fitted kitchen with wall and base units incorporating; single stainless steel sink, integrated electric hob and extractor hood, double electric oven, space for washing machine and space for under counter fridge

UPVC double-glazed window and door | Laminate floor | Part-tiled walls | Ladder style radiator

FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE (Rear) 11' 5" x 10' 10" (3.48m x 3.30m)

UPVC double-glazed window | Radiator | Storage cupboard also housing gas central heating boiler

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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BEDROOM TWO (Rear) 8' 11" x 9' 6" (2.72m x 2.89m)
UPVC double-glazed window | Radiator

BEDROOM THREE (Front) 9' 10" x 7' 9" (2.99m x 2.36m)
UPVC double-glazed window | Radiator

BATHROOM

Wet wall panelled bathroom | Double ended bath | Close coupled W.C | Cabinet with integrated wash-hand basin | Chrome ladder style radiator | UPVC double-glazed frosted window | UPVC panelled ceiling with extractor fan and downlights

DETACHED GARAGE 14' 11" x 8' 1" (4.54m x 2.46m)
Electric roller door | UPVC double-glazed door at the rear | Light and power sockets | Fitted workbench

EXTERNALLY

Concrete drive leading to garage and front garden with a concrete hardstanding, border and wall boundaries

Rear yard with wall boundaries and gate access

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to the Cabinet
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage/Driveway

MINING

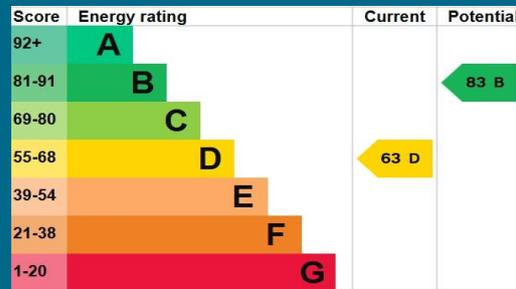
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: A

EPC RATING: D



AL009461/DM/TB/03.03.26/V1





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Floorplan Coming Soon

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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.

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