



# 46 Philip Drive

Amble



SANDERSON  
YOUNG





46 Philip Drive  
Amble, Morpeth, Northumberland,  
NE65 0QU

Excellent two bedroom, semi detached bungalow with gardens to the front and rear, a long-gated driveway and detached single garage - Refurbished in the last 5 years with a new contemporary fitted kitchen, refurbished shower room/WC and replacement soffits, fascia's and new uPVC side door to the garage - NO UPWARD CHAIN

Price Guide:  
Offers Over £195,000

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Accommodation - Entrance to the side into the kitchen /breakfast room | Recently fitted modern kitchen, a range of cabinets, a sink and drainer, induction hob, integrated oven, pull out larder cupboard and two corner space saving cupboards. There is space for an American style fridge freezer, plumbing for washing machine and a contemporary vertical radiator - there is a window to the front, new flooring and three storage cupboards, one of which houses the gas boiler | Generous living/dining room positioned to the front of the bungalow, with double glazed French doors and windows overlooking the garden and inset spotlights to the ceiling | Double bedroom with fitted sliding door wardrobes to one wall, and a window overlooking the rear garden | Bedroom two has a window overlooking the rear garden, and fitted sliding door wardrobes | The shower room has been refitted, replacing the former bath, with a new walk-in shower with rainfall head and separate shower attachment, marble effect wet wall, and WC and wash hand basin within a vanity unit - there is a chrome ladder radiator and window to the side.

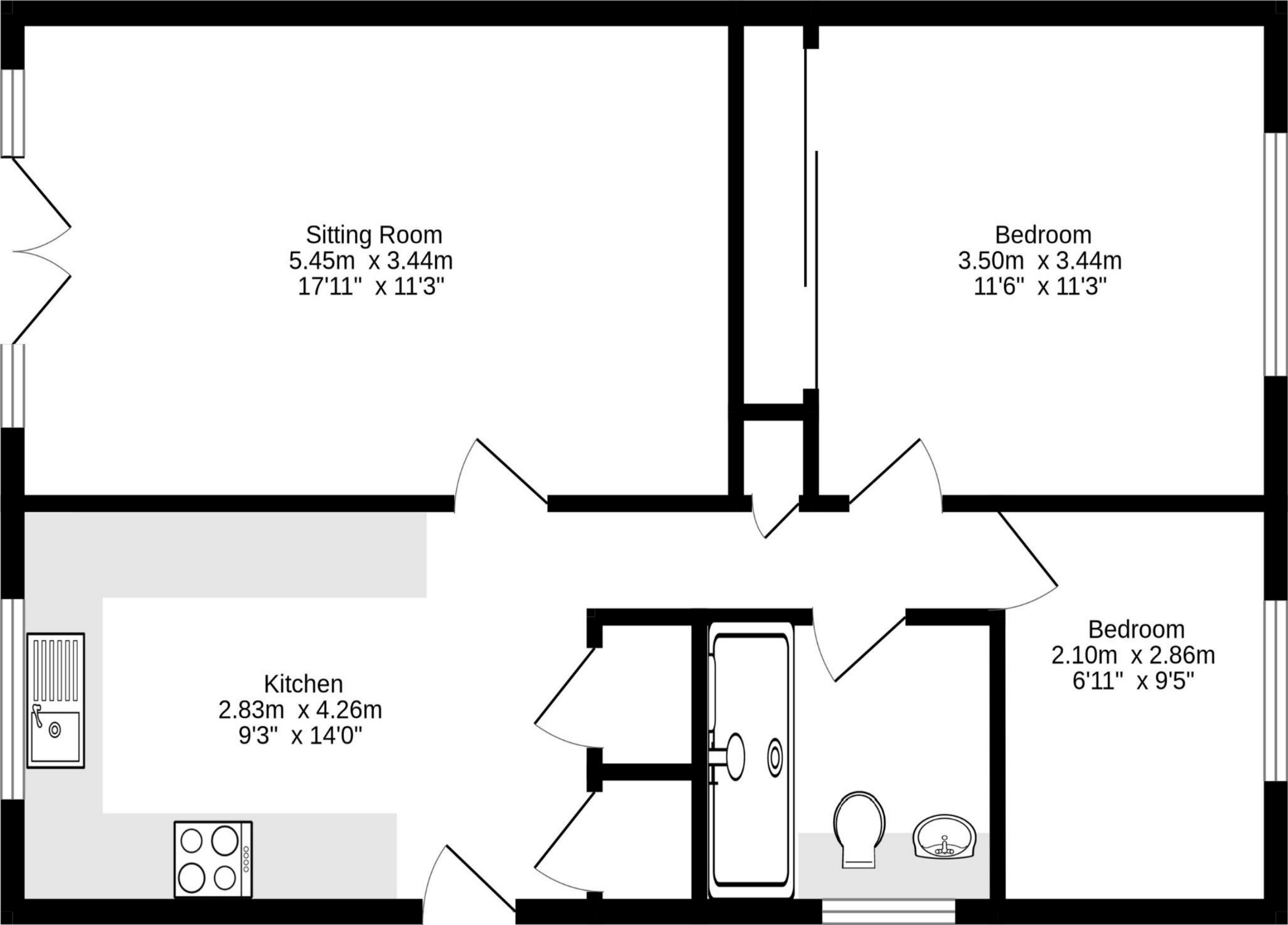


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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Externally - The front landscaped garden is paved for easy maintenance, with a large central raised border and a gated driveway with wrought iron railings | Gated driveway for 2-3 cars | Single detached garage with power and lighting, up and over door and new uPVC door to the side | Rear garden has also been landscaped with block paving and three raised beds.

Amble offers a range of local amenities, including Doctors, Dentists and a wide variety of shops, cafes, pubs/restaurants & supermarkets - the lovely Amble Harbour and 'Little Shore' has a number of independent shopping Pods, fresh fishmongers, 'The Boathouse' and 'Fish Shack' restaurants. Alnmouth Railway station is only a short drive, with regular direct services to Londons Kings Cross, Edinburgh Waverley and Newcastle Central Station.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band B | EPC: C



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