



# 3 Second Avenue

Amble



SANDERSON  
YOUNG



3 Second Avenue  
Amble, Morpeth, Northumberland,  
NE65 0EU

**EXTENDED, THREE BEDROOM STONE BUILT TERRACED HOME IN THE HARBOUR TOWN OF AMBLE, IDEALLY PLACED WITHIN WALKING DISTANCE TO AMENITIES, MARINA AND HARBOUR, WITH PRIVATE COURTYARD TO REAR**

3 Second Avenue is a larger style, extended three bedroom stone terraced house in a small terrace tucked away behind Church Street with pedestrian access only, with the current vendors having lived in the property for over 30 years. The accommodation, requiring some cosmetic updating, is set over two floors with a courtyard garden to the front and small yard to the rear.

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**Price Guide:**

Guide Price £189,000

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Ground floor - Spacious sitting room located to the front of property with feature coving and ceiling rose as well as traditional electric fireplace | Second reception room with exposed brick fireplace and double glazed arched window looking out onto the rear courtyard | Spacious kitchen/diner with stainless steel sink, free standing electric oven and hob, four ring gas burning hob and plumbing for washing machine. The kitchen/diner gives access to rear courtyard.

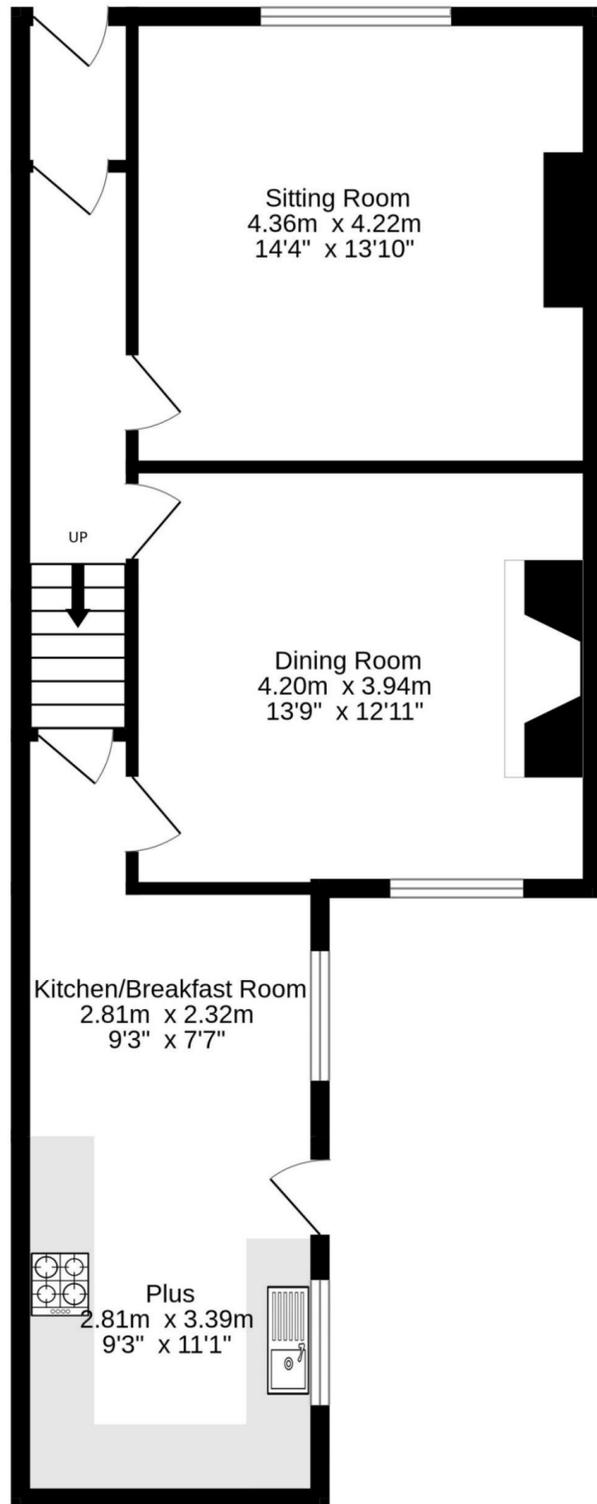
First floor - Spacious landing with access to three bedrooms, large family bathroom, separate wc and storage cupboards | Family Bathroom with shower, fitted bath, hand wash basin and built in storage cupboards | Two double bedrooms with fitted wardrobes and original wood flooring. Single bedroom to the front of the property again with original wooden flooring.



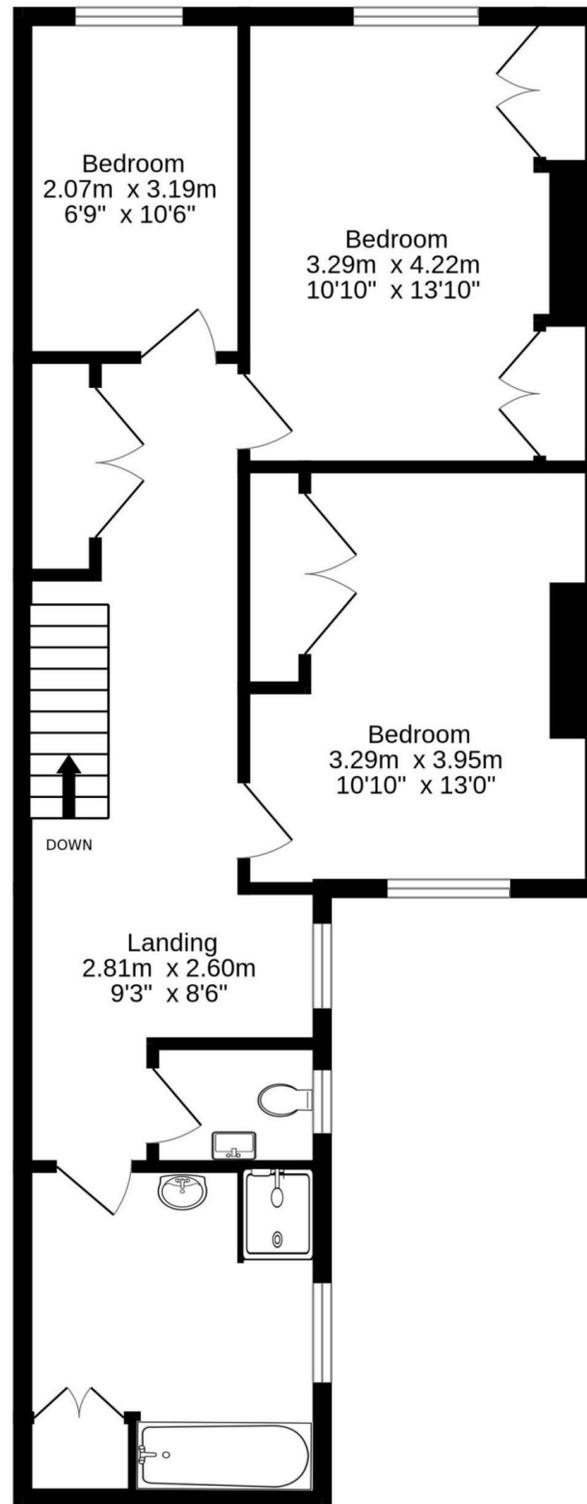
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Ground Floor  
57.7 sq.m. (621 sq.ft.) approx.



1st Floor  
58.8 sq.m. (633 sq.ft.) approx.



Externally - To the front of the property is a low maintenance courtyard garden with established shrubs in borders and is mainly laid with gravel. To the rear is a small private courtyard. There is parking available to the rear.

Amble offers a range of local amenities, including a wide variety of shop, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach. The thriving harbour has a number of independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. The location is ideal for exploring the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous Castles at Warkworth, Alnwick, Dunstanburgh & Bamburgh, and the bustling market towns of Alnwick and Morpeth. Alnmouth Railway Station is only a short drive, with regular direct services to London Kings X, Edinburgh Waverley and Newcastle Central Station.

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

TOTAL FLOOR AREA : 116.5 sq.m. (1254 sq.ft.) approx.

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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