



Hithe House

6 Leazes Street, Amble



Hithe House, 6, Leazes Street, Amble, Morpeth, Northumberland, NE65 0AL

A stylish and fully refurbished four bedroom/three bathroom stone terraced house, located close to Amble Harbour, a working harbour with a fresh fish shop, cafes, restaurants/pubs and independent shopping pods - the immaculately presented three storey house, currently a successful holiday let, would be ideal as a main or second home with lovely views towards the Harbour and Coquet Estuary from the 2nd floor, an attractive courtyard garden and on street parking. NO UPWARD CHAIN

The impressive, three storey terraced home has been fully refurbished to a contemporary and high specification throughout ; with a fabulous new fitted kitchen, two new ensuite shower rooms created, new electrics, a new central heating boiler and radiators, new roof, the dormer window created on the second floor for the loft conversion, and also fully refurbished windows in the dining room.

Ground floor - Entrance hallway with stairs to the first floor and a door to the sitting room | Open plan sitting room to the new family kitchen, with a window to the front | Superb contemporary kitchen, fitted with a range of cabinets and a large central island/breakfast bar, with Silestone worktops - there is an inset sink, space for a range style cooker with an extractor over, and integrated fridge/freezer, microwave, dishwasher and washing machine - useful understairs cupboard housing the water tank | The kitchen opens to the dining room at the rear, a great versatile reception space with excellent natural light from the full height windows and French doors opening to the garden.





First floor - Half landing to the family bathroom - with double ended bath with central hand held shower attachment, separate walk in shower with rainfall head, WC and wash hand basin in a vanity cabinet, Velux window to the roof, chrome ladder radiator and inset spots | Staircase to the second floor with under stair storage | Double bedroom one with a window to the front | Well appointed ensuite with shower, WC and wash hand basin | Double/twin bedroom two with a window to the rear | Single bedroom three to the front.

Second floor - Fabulous Master bedroom four with dual aspect windows - a large dormer window to the rear with elevated views towards the Harbour and heritage style windows to the front, and a dressing area with generous eaves storage | Ensuite with a double length walk in shower with rainfall head, WC and wash hand basin, chrome ladder radiator and velux window.

Externally - To the rear of the house is an attractive, enclosed courtyard garden, paved and gravelled for easy maintenance | Timber fence to the boundary with a gate opening to the rear lane | On street and lane parking to the front and rear.

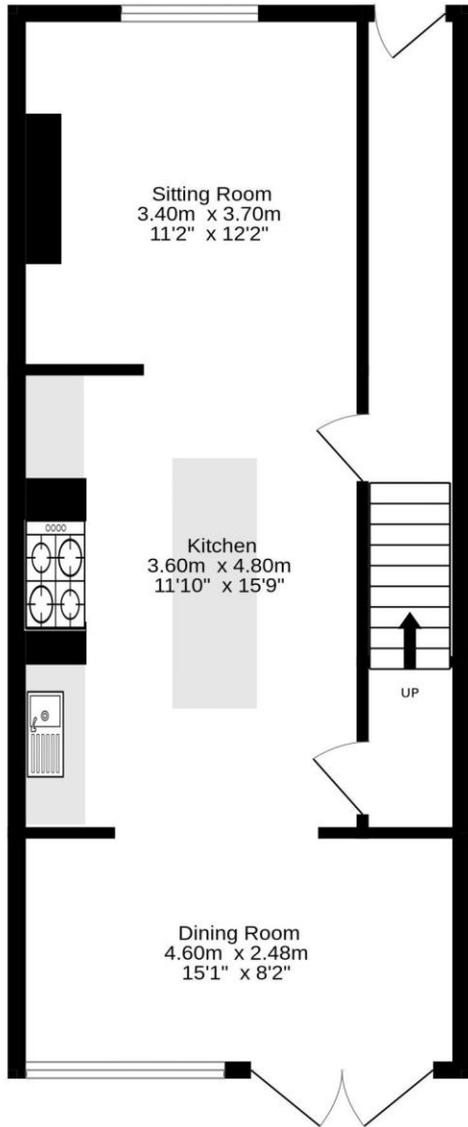
Amble offers a range of local amenities, including a wide variety of shops, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach. The thriving harbour has a number of independent shopping Pods, 'The Boathouse' and 'Fish Shack' restaurants and fresh fishmongers. The 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 Cross, Edinburgh Waverley and Newcastle Central Station.

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

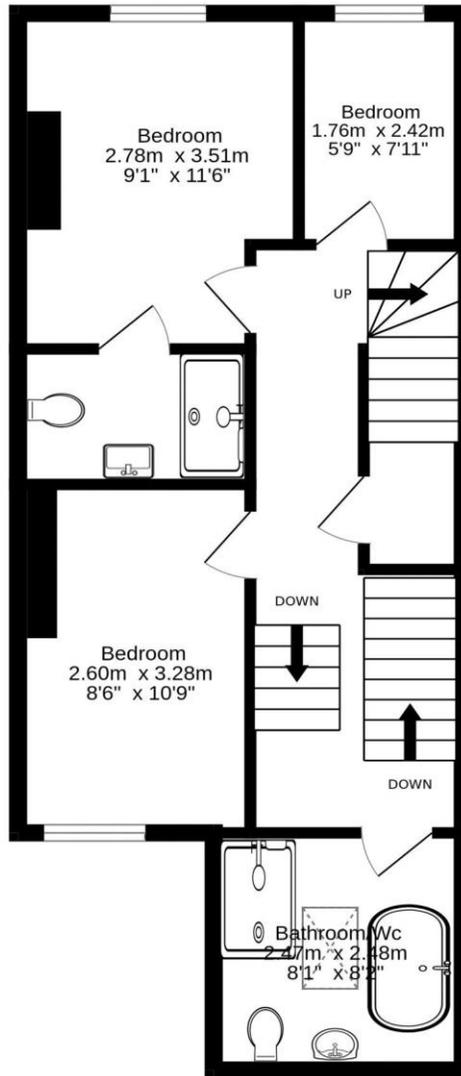
Guide Price £320,000



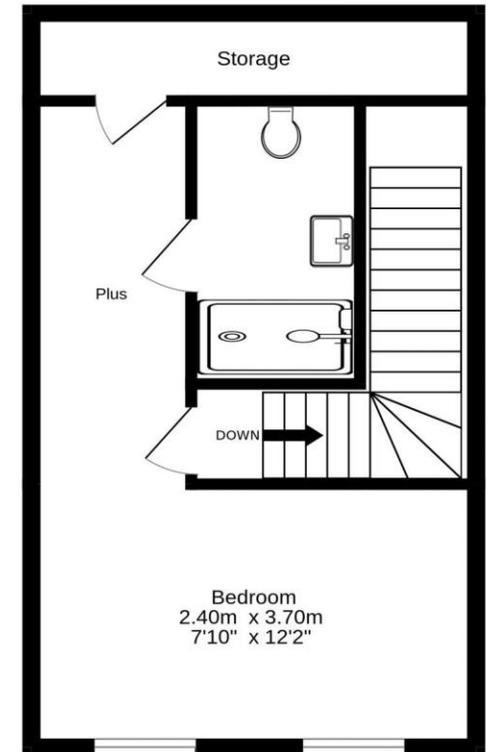
Ground Floor
47.6 sq.m. (512 sq.ft.) approx.



1st Floor
43.0 sq.m. (463 sq.ft.) approx.



2nd Floor
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA : 124.5 sq.m. (1340 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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