

BRUNTON

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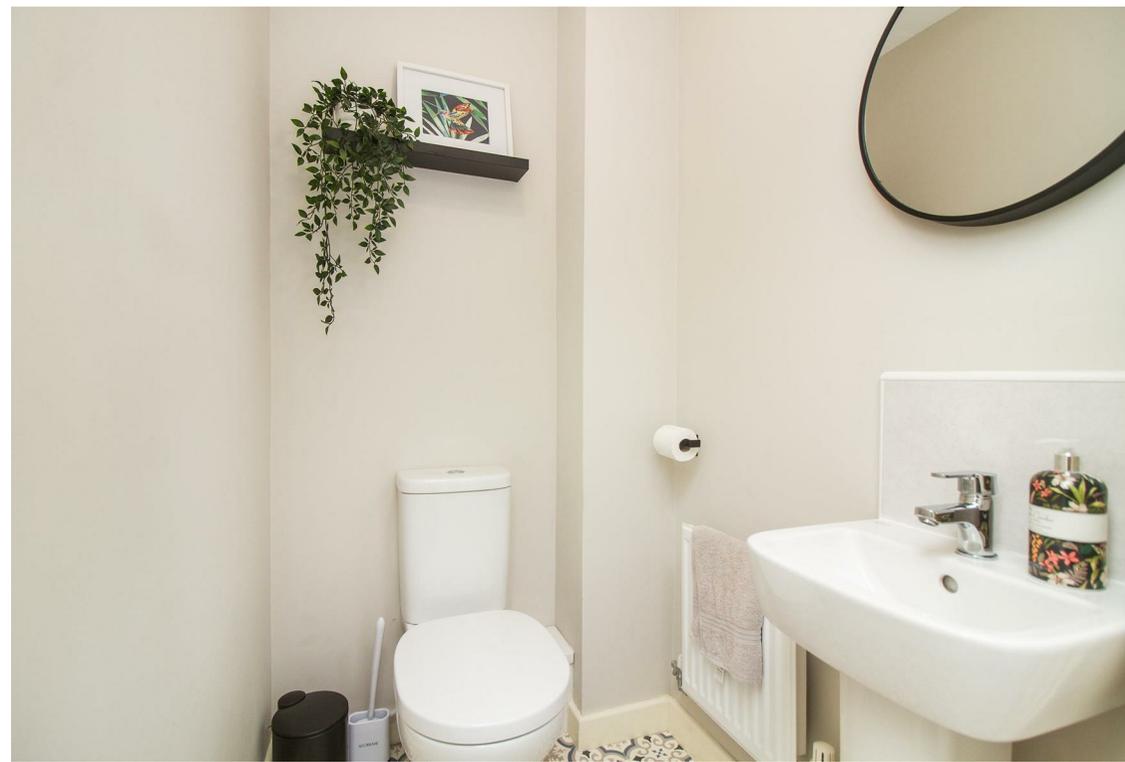
PELICAN ROAD, AMBLE, NE65

Offers In Excess Of £175,000

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Modern Three-Bedroom Townhouse Located on Pelican Road within the Popular North Sea Manor Development in Amble. Offering Two Bathrooms, a Spacious Reception Room, Enclosed Rear Garden, and Off-Street Parking for Two Vehicles.

The accommodation includes three comfortable bedrooms and two bathrooms, making it well-suited to families or those needing additional space. The main reception room is generous in size, and the enclosed rear garden adds a secure and private outdoor element. Off-street parking for two cars adds further convenience.

Positioned in the coastal town of Amble, the property is within easy reach of local shops, cafés, and services, as well as the scenic Northumberland coastline.

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The internal accommodation briefly comprises: Entrance into a welcoming hallway with wood-effect flooring, offering access to a generous front-facing lounge. An inner hallway leads from the lounge, providing access to the staircase rising to the first floor, a ground floor WC, and a spacious kitchen/diner positioned at the rear of the property. The kitchen/diner features a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, with space for additional appliances. It is complemented by granite worktops, a rear-facing window, and French doors opening onto the garden, creating a bright and functional space.

To the first floor, the landing leads to two well-proportioned bedrooms and a family bathroom, which includes a bath with overhead shower, washbasin, and WC. Stairs continue up to the second floor, where the landing houses a useful storage unit and opens into a spacious bedroom with Velux windows.

Externally, the property benefits from off-street parking to the front, while the rear garden is fully enclosed and thoughtfully landscaped with mainly gravelled areas and well-stocked planted borders.



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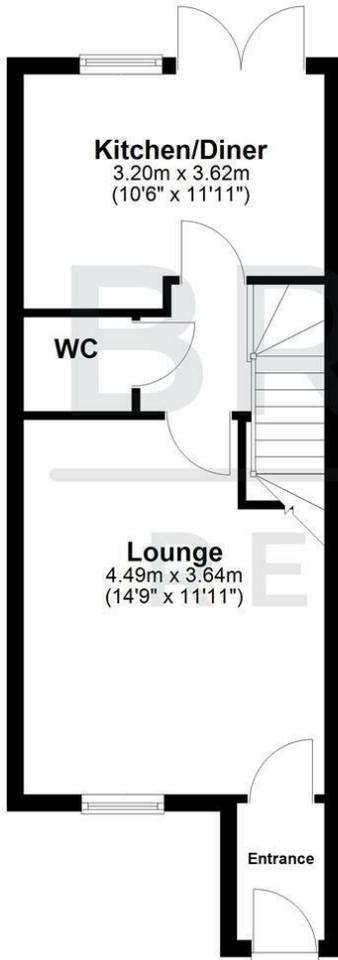
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B

Ground Floor
Approx. 33.6 sq. metres (361.6 sq. feet)



First Floor
Approx. 29.5 sq. metres (318.0 sq. feet)



Second Floor
Approx. 29.0 sq. metres (312.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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