

# BRUNTON

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## RESIDENTIAL



**GANNET DRIVE, NORTH SEA MANOR, AMBLE, NE65**

Offers Over £189,950

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Three-bedroom semi-detached home situated on Gannet Drive in North Sea Manor, Amble.

The ground floor features a spacious lounge, a large kitchen/dining room, and a convenient downstairs WC. The upper floor hosts three well-proportioned bedrooms, with the master benefiting from an ensuite, while a modern family bathroom serves the remaining rooms. The property further benefits from off-street parking, a garage, and an enclosed rear garden.

The property is ideally located within Amble with a range of local shops, supermarkets, and restaurants close by. Families will benefit from nearby schools and leisure facilities, while the picturesque harbour and marina are just a short distance away. Excellent transport links provide easy access to Alnwick, Morpeth, and Newcastle via the A1, with regular bus services connecting the surrounding areas.

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The internal accommodation comprises: an entrance vestibule that leads into a spacious lounge with a front-aspect window. The lounge opens into an inner hallway, which provides access to the kitchen/dining room, a WC, and stairs leading up to the first-floor landing. The kitchen is well-equipped with integral appliances and a range of floor and wall units, offering excellent storage and ample work surface space. French doors from the dining area open onto the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms, with the master benefiting from an en-suite shower room. A modern family bathroom serves the remaining rooms, while a useful storage cupboard located off the landing completes the first-floor accommodation.

Externally, the property benefits from a double driveway leading to the garage, providing off-street parking for two cars. To the rear is an enclosed garden bordered by timber fencing, predominantly laid to lawn with a paved seating area. A garden shed offers additional storage.



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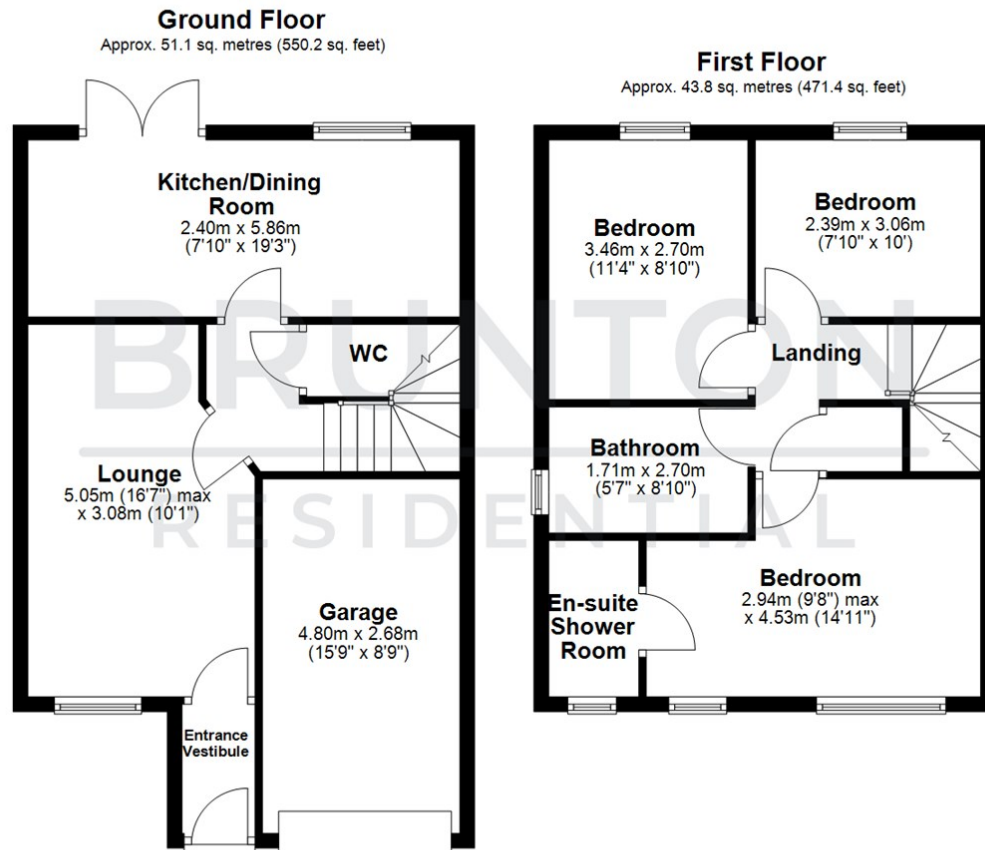
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>83</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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