



Links Avenue Amble

- Three Bedroom Semi Detached
- Excellent and Immaculately Presented Accommodation
- Close to All Shopping, Leisure Amenities & Schools
- Spacious Dining Kitchen and Downstairs w.c.
- Viewing Strongly Recommended

£ 182,500



01665 713358
56 Queen Street, Amble NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Links Avenue

Amble NE65 0RZ

This immaculately presented three bedroom semi detached property offers bright and airy living space and benefits from uPVC double glazing and gas central heating. Located in a popular residential with the sand dunes just at the beginning of the road, this is a perfect choice for the young couple, family or retired. Adjoining a green area to the rear and not overlooked the property also benefits from off road parking. The accommodation briefly comprises to the ground floor: entrance hall, lounge with bay window, a spacious fitted dining kitchen, inner hall, downstairs w.c. and plenty of storage cupboards. To the first floor there are three excellent bedrooms and a nicely presented bathroom. Outside to the front there is a stone easy to maintain garden and a block paved driveway providing off road parking. A side pathway leads to the rear garden which is a great size with lawn area, raised growing beds, rear patio area and an outbuilding with plumbing and electrics for a washer and dryer. The garden is bordered by timber fencing with a gate leading out to the green at the rear of the property. Amble is a thriving harbour town which is growing in popularity with buyers both locally and out of area with a great variety of shopping and leisure amenities for couples and families. This is a well proportioned and superb family home and an early viewing is strongly recommended.

ENTRANCE HALL

uPVC entrance door with glazed side panel. Stairs to the first floor with open storage area under. Radiator.

LOUNGE 14'7" (4.45m) max x 11'2" (3.40m) max

uPVC double glazed bay window to front. Fireplace with pebble surround, marble hearth and space for electric fire. Radiator.

DINING KITCHEN 17'10" (5.44m) max x 12'2" (3.71m) max

uPVC double glazed French doors and window to rear. Fitted with a range of wall, base and drawer units with timber work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashback. Space within chimney recess for range cooker, space for fridge freezer. Two storage cupboards. Radiator, central heating boiler. Fitted bench with storage under.

INNER SIDE LOBBY

uPVC door to side into the garden. Storage cupboard.

DOWNSTAIRS W.C.

uPVC double glazed window to rear. Low level w.c. Radiator.

LANDING

uPVC double glazed window to side.

BEDROOM ONE 14'5" (4.39m) max x 11'2" (3.40m) max

uPVC double glazed window to front. Radiator, loft access.

BEDROOM TWO 14'4" (4.37m) max x 9'2" (2.79m) max to wardrobe doors

Two uPVC double glazed windows to rear overlooking the garden and to the green area beyond. Built in cupboard, fitted wardrobes with hanging and drawer space. Radiator.

BEDROOM THREE 9'1" (2.77m) max x 8' (2.44m) 2max

uPVC double glazed window to front. Storage cupboards. Radiator.

BATHROOM

uPVC double glazed window to rear. Fitted panelled P-shaped bath with electric shower over. Pedestal wash hand basin, low level w.c. Fitted cabinet, fan. Towel radiator.

OUTSIDE

To the front of the property there is a garden area and gated driveway providing off road parking. A side pathway leads to the rear of the property with a lovely size enclosed garden with lawn area, central pathway with raised growing beds and patio at the end of the garden. Bordered by timber fencing, a garden gate leads to the green area adjacent to the rear and there is a great size garden shed with open storage behind. The outbuilding opposite the side entrance door has light, power and plumbing for a washer and dryer/freezer.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: A

EPC Rating: C

AM0004267/LP/HH/18092023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

