



Edwin Street Amble

- Immaculately Presented Stone Double Fronted Terrace
- Versatile Accommodation
- Third Bedroom/Second Reception on the Ground Floor
- Dining Kitchen - Separate Utility & Downstairs Shower Room
- Courtyard to Rear - Viewing Strongly Recommended

£ 215,000



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Edwin Street,

Amble NE65 0EF

An immaculately presented traditional stone double fronted two or three bedroom end of terrace located in a popular residential area within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The property offers exceptional ready to move into accommodation with generously proportioned living space and would suit anyone looking for a larger terrace home or moving into the area, the second home purchaser or the holiday let investor. Benefitting from double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby, spacious lounge with wood burning stove, well appointed dining kitchen, a separate utility and a downstairs shower room. The ground floor living space is versatile with a further room which is currently used as bedroom three but could be a second reception room. To the first floor from the landing there are two double bedrooms and a bathroom. Outside to the front the gated pathway leads to the entrance door with a small front garden bordered by railings. To the rear the walled courtyard and decking area provides a lovely outdoor space to sit and enjoy the warmer months of the year. A gate leads to the rear lane. Amble is a thriving coastal harbour town with plenty of amenities and a bus service to the larger towns of Alnwick and Morpeth with connections to Berwick and Newcastle and the train station in Alnmouth provides services to Edinburgh and Newcastle and beyond. A viewing of this outstanding property is strongly recommended to fully appreciate the accommodation being offered.

ENTRANCE LOBBY

uPVC entrance door. Stairs to the first floor, wood flooring.

LOUNGE 17' max into bay x 14' max

uPVC double glazed bay window to front. Wood burning stove set within chimney breast on slate hearth and timber lintel over. Storage cupboard, radiator, wood flooring.

BEDROOM THREE/SITTING ROOM 17' max into bay x 12' max

uPVC double glazed bay window to front. Radiator.

DINING KITCHEN 17'8" x 10'6"

uPVC double glazed French doors to side onto the decking area in the courtyard. Fitted with a range of wall, base and drawer units with work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashbacks. Fitted gas hob with extractor over and electric oven. Full height larder cupboard. Space for fridge freezer and dishwasher. Ceiling downlights, radiator, wood flooring.

UTILITY ROOM 14'1" max x 5'9" plus door recess

uPVC door to rear and uPVC double glazed window to rear. Fitted base units with a single bowl sink unit with mixer tap and tiled splashback. Space for washer and dryer. Radiator.

SHOWER ROOM

uPVC double glazed window to rear. Fitted shower cubicle with electric shower unit. Pedestal wash hand basin, low level w.c. Towel radiator, tiled walls and flooring, fan.

LANDING

uPVC double glazed window to rear.

BEDROOM ONE 14'6" max x 14'2" max

uPVC double glazed window to front. Radiator.

INNER LOBBY

BEDROOM TWO 15'7" max x 9'5" max

uPVC double glazed window to front. Radiator.

BATHROOM

uPVC double glazed window to rear. Fitted with a T-shaped bath with shower attachment over, wall mounted wall had basin, low level w.c. Radiator, ceiling downlights, tiled walls and laminate floor.

OUTSIDE

To the front of the property there is a small garden which is bordered by railings and a gated pathway leads to the front entrance door. To the rear of the property there is a walled courtyard with decking which provides a lovely outdoor space to sit and enjoy the warmer months of the year. Steps lead down to the gate which leads to the rear lane.

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: Business Rates

EPC Rating: E

AM0004174/LP/HH/23052023/V.1/18102023 AMENDED PRICE HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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.

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