



Ladbroke Street

Amble

- A Stroll from Little Shore Beach, Pier & Harbour
- Neatly Presented Three Bed Mid Stone Terrace
- Private Courtyard to Rear
- Two Reception Rooms
- Viewing Strongly Recommended

£ 215,000



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Ladbroke Street

Amble NE65 0AS

Located in a fabulous position just a short stroll to Little Shore Beach and Pier and to Amble Harbour Village with retails pods, cafes and restaurants and a traditional working harbour, a stone built deceptively spacious three bedroom mid terrace property with a lovely courtyard to the rear. The property benefits from gas central heating and double glazing with excellent accommodation throughout. Briefly comprising to the ground floor: entrance hall, lounge through to dining room and a fitted kitchen with door to the rear into the courtyard. To the first floor from the landing there are two double bedrooms, a good size third bedroom and fitted bathroom with shower over the bath. Outside to the rear, the courtyard provides a lovely space to sit and enjoy the warmer months of the year and is bordered by a high wall with gate to access the rear lane. There is useful storage in the two outbuildings. Amble is a thriving harbour town with many shops, restaurants and coffee shops along with lots of leisure amenities to suit all ages. The nearby hamlet of Low Hauxley is just a healthy walk along the sand dunes or a short drive with a fabulous sandy beach overlooking Coquet Island and the nature reserve with lakeside walks give the opportunity to sight many types of birdlife. Further along the coastal road is Druridge Bay Country Park with countryside walks, water sports lake and a glorious sweeping sandy bay. Amble is a thriving coastal harbour town with a good variety of shops and leisure amenities along with regular bus services to Alnwick, Morpeth and beyond as well as a main line railway station in the nearby village of Alnmouth with services to Newcastle, Edinburgh and links throughout the country. This lovely property is a perfect choice for anyone looking for a second home and base to explore the area or those who would like to live close to the coast line. If you are purchasing a holiday let investment, the current owners do holiday let this property so it does have immediate business of existing return visitors.

ENTRANCE HALL

uPVC entrance door. Radiator, stairs to first floor.

LOUNGE THROUGH TO DINING ROOM

LOUNGE 15' (4.57m) max x 11'4" (3.45m) max

uPVC double glazed window to front. Fireplace with timber surround and marble inset and hearth with fitted living flame gas fire. Radiator, archway to:

DINING ROOM 13'5" (4.09m) max x 11'5" (3.48m) max

A lovely bright room with uPVC double glazed window to rear. Radiator.

KITCHEN 12'5" (3.78m) max x 8'3" (2.52m) max

uPVC double glazed window and door to rear. Fitted kitchen with wall, base and drawer units with work surfaces and a one and a half bowl sink unit with mixer tap and tiled walls. Fitted gas hob with extractor over and gas oven. Space for fridge and freezer, washing machine and dishwasher. Understairs storage cupboard.

LANDING

Loft access with drop down ladder to loft which is fully boarded and has a Velux window with sea views.

BEDROOM ONE 13'3" (4.04m) max x 11'5" (3.48m) max

uPVC double glazed window to front with partial diagonal views to beach and pier. Fitted wardrobes with sliding mirrored doors. Radiator.

BEDROOM TWO 13'2" (4.01m) max x 10'10" (3.30m)

uPVC double glazed window to rear. Radiator.

BEDROOM THREE 8'1" (2.46m) max x 8' (2.44m)

uPVC double glazed window to front with partial diagonal views to beach and pier. Radiator.

BATHROOM

uPVC double glazed window to rear. P-shaped panelled bath with shower screen and electric shower unit, pedestal wash hand basin and low level w.c. Radiator, tiled walls and cupboard.

OUTSIDE

To the rear there is an attractive and private courtyard with ample space for table and chairs. The courtyard is bordered by a high wall with gate to the rear lane. Two useful storage outbuildings.

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: D

AM0004274/BJ/HH/04102023/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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