



## Church Street Amble

- Two Bedroom Stone Mid Terrace
- Two Reception Rooms and Kitchen
- Requires Refurbishing Throughout
- Extension Yard to Rear and Outbuildings
- Viewing Strongly Recommended

**£ 112,500**



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# Church Street

Amble NE65 0DZ

Occupying a central location within walking distance to the shops, cafes and restaurants of Amble town centre and to Amble Harbour Village with retails pods, Little Shore Beach and Pier, a two double bedroom traditional stone mid terrace requiring updating. The property offers good sized living space throughout and is priced allowing for the necessary refurbishment which will make this a lovely home. The accommodation briefly comprises to the ground floor: entrance lobby, lounge through to dining room and fitted kitchen. To the first floor from the landing there are two double bedrooms and a bathroom. Outside to the rear there is a yard with a gate leading to the rear lane and there are useful outbuildings which if not required could be removed to create a larger yard. Benefitting from uPVC double glazing, an early viewing is strongly recommended. Amble is a thriving harbour town with a great community atmosphere with many shopping and leisure amenities. The regular bus service visits Alnwick and Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay. This would be an ideal purchase for anyone looking for a project or for an investment.

## ENTRANCE LOBBY

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

## LOUNGE 14'3" (4.34m) max x 11'8" (3.56m) max

uPVC double glazed window to front. Fireplace with fitted electric fire. Storage heater, sliding doors to:

## DINING ROOM 15'5" (4.70m) max x 13'10" (4.22m) max

uPVC double glazed window to rear. Fireplace with fitted electric fire. Storage heater, storage cupboard downstairs.

## KITCHEN 13'(3.96m) max x 7'3" (2.21m) max

uPVC double glazed window to side and door to side. 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 splashback. Spce for cooker and washer. Tiled flooring.

## LANDING

Storage heater.

## BEDROOM ONE 15'5" (4.70m) max into cupboard recess x 14'5" (4.39m) max

uPVC double glazed window to front. Cupboard in recess. Storage heater.

## BEDROOM TWO 14'3" (4.34m) max x 8' (2.44m) max

uPVC double glazed window to rear. Electric wall heater.

## BATHROOM

uPVC double glazed window to rear. Panelled bath, pedestal wash hand basin, low level w.c. Electric towel heater, wall heater. Tiled walls.

## OUTSIDE

To the rear of the property there is a yard with gate to the rear lane. Storage outbuilding.

## Agents Note:

The property is currently heated by electric storage heaters however there is a gas supply on the road therefore gas central heating could be fitted subject to connection to the mains.

## 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: E

AM0004294/LP/HH/07112023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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