



## Ladbrooke Street Amble

- Overlooking Little Shore & Pier with Sea & Coastal Views
- Driveway, Garage and Gardens to the Rear
- Three Bedroom Terraced House
- Great Opportunity to Improve
- Viewing Strongly Recommended

**OIRO £ 285,000**



**ROOK  
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# Ladbroke Street, Amble NE65 0AS

Occupying a fabulous position opposite Little Shore Beach and Pier offering a superb opportunity to improve, this three double bedroom double fronted property is located in the heart of Amble Harbour Village. The beach is just across from the property and the shops, cafes and restaurants in the town centre is a short walk away. The versatile living space offers plenty of scope to re-arrange the accommodation to suit and we would strongly recommend an early viewing to fully appreciate the property's position. Benefitting from uPVC double glazing, gas central heating along with garage, off road parking and garden to the rear, the accommodation briefly comprises to the ground floor: entrance lobby, fitted dining kitchen, lounge through to dining area, rear hallway and shower room with access into the garage from the rear lobby. To the first floor there are three double bedrooms and a bathroom although one of the front facing bedrooms would be ideal as a first floor lounge to take advantage of the glorious views of the coastline and beyond. Outside to the rear a gated driveway gives access to the garage and there is a mature garden to sit and enjoy the warmer months of the year. Amble is a thriving traditional harbour town with plenty of shopping and leisure amenities along with a regular bus service to the larger towns of Morpeth and Alnwick and beyond to Newcastle and Berwick. The train station in the neighbouring village of Alnmouth provides services to Edinburgh, Newcastle and beyond. This property is a perfect purchase for anyone looking for a coastal property with exceptional sea and beach views.

## ENTRANCE LOBBY

uPVC entrance door. Storage cupboard.

## LOUNGE WITH ARCHWAY THROUGH TO DINING ROOM 23'7" into bay x 10'4" max

uPVC double glazed bay window to rear, uPVC double glazed window to front with views. Two radiators.

## DINING KITCHEN 16'6" max x 9'1" max

uPVC double glazed window to front. Fitted with a range of wall, base and drawer units with work surfaces and a sink unit with mixer tap and tiled splashback. Gas hob with grill over and eye level electric oven. Space for fridge freezer and washer. Radiator.

## REAR HALL

### SHOWER ROOM

Open tiled shower cubicle with shower unit. Pedestal wash hand basin, low level w.c. Radiator. Tiled flooring.

## REAR PORCH

Door to garage and rear door to garden.

## LANDING

Loft access

## BEDROOM ONE 13'5" max plus recess x 8'3" max

uPVC double glazed windows to front with views across to the coastline. Radiator.

## BEDROOM/LOUNGE 19'11" max x 9' max

uPVC double glazed windows to front and rear with views to front to the coastline. Two radiators.

## BEDROOM THREE/KITCHEN 11'7" max x 10' max

uPVC double glazed window to rear. Radiator, laminate flooring. Central heating boiler. (Currently with kitchen fittings).

## BATHROOM

uPVC double glazing window to rear. Panelled bath, pedestal wash hand basin, low level w.c. Towel radiator.

## OUTSIDE

### SINGLE GARAGE 19'1" to garage door x 9'6" max

Double wooden doors, light and power. Courtesy door to rear porch.

To the rear of the property there is a gated driveway accessing the single garage and a mature garden with shrubs and plants and paved areas. This will be a lovely place to sit and enjoy the warmer months of the year.

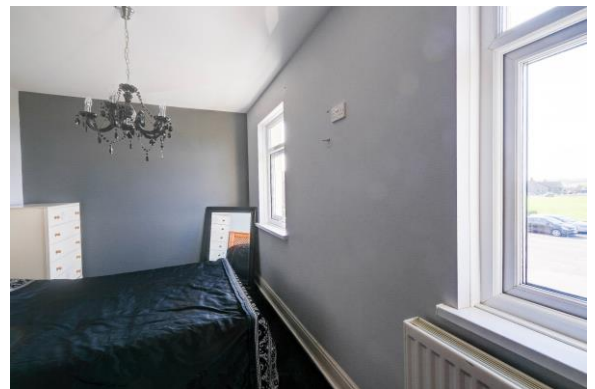
## TENURE

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: B**

**EPC Rating: C**

**AM0004181/LP/HH/18072023/V.2 15/11/23 PRICE CHANGE £285,000 HM**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	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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