



Ivy Street Amble

- Mid Terrace Property
- Three Bedrooms
- Spacious Accommodation
- Gardens and Off Road Parking
- Viewing Essential

£ 175,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

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

Ivy Street

Amble NE65 0PR

An impeccably presented two double bedroom mid terrace property located within walking distance to the vibrant town centre of Amble with many shops, restaurants and coffee shops along with a traditional working harbour, Little Shore Beach and Pier. The property offers spacious accommodation throughout benefitting from gas central heating and double glazing and briefly comprises to the ground floor: welcoming entrance hall, lounge, fitted dining kitchen with appliances and to the first floor two double bedrooms and a bathroom. Outside there is a garden and pathway to the entrance door and side of the property to the rear garden. The rear garden is mainly lawn bordered by timber fencing and benefits from off road parking. Amble is an up and coming coastal harbour town on this glorious coastline with schools for children of all ages and there are regular bus transport links to the neighbouring towns and villages. The train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. The pretty hamlet of Low Hauxley is a healthy walk along the sand dunes or a short drive away with a lovely sandy beach overlooking Coquet Island and a nature reserve with walks around a lake with the opportunity of spotting many species of birds and wildlife. An early viewing of this superb property is strongly recommended.

ENTRANCE HALL

LOUNGE 12'6" (3.81m) max x 11'4" (3.45m) max

DINING KITCHEN 18'9" (5.72m) max x 12'2" (3.71m) max

LANDING

BEDROOM ONE 17'2" (5.23m) max x 9'1" (2.77m) max

BEDROOM TWO 12'7" (3.84m) max x 12' (3.66m) max

BEDROOM THREE 8'11" (2.72m) max x 8'7" (2.62m) max

BATHROOM

PRIMARY SERVICES SUPPLY:

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE (Premises)

Mobile Signal: GOOD

Parking: OFF ROAD PARKING TO REAR

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS: No holiday letting

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 - D

AM0004356/LP/LP/25012024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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

