



Lindisfarne Road Amble

- Two Bed Semi Detached
- Well Presented
- Conservatory
- Off Road Parking/Gardens
- Viewing Essential

£175,000



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

ROOK
MATTHEWS
SAYER

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

Lindisfarne Road

Amble NE65 0EH

A very well presented and recently redecorated with new floor coverings, a two bedroom semi detached property benefitting from double glazing and gas central heating and situated in a convenient location close to schools for children of all ages and to the town centre with many shopping and leisure amenities along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. The bright and airy accommodation briefly comprises to the ground floor: entrance hall, lounge, conservatory and well-appointed kitchen. To the first floor there are two bedrooms and a bathroom with modern suite. Outside the property benefits from off road parking, garden to the front and rear, the rear being enclosed by fencing with lawn area and a patio. Amble is a thriving harbour town attracting many couples and young families. There is a regular bus service to the larger towns of Alnwick and Morpeth with connections to Berwick and Newcastle and the train station in Alnmouth provides a services to Edinburgh, Newcastle and beyond. Travelling south along the coastal road brings you to Druridge Bay Country Park with a watersports lake, countryside walks and a fabulous sandy bay. This is a lovely property for anyone locally looking for a good sized property and for those moving into the area looking for a property located in a popular coastal town.

Entrance Hall

Lounge 15'8" (4.78m) max x 11'4" (3.45m) max

Conservatory 12'3" (3.73m) x 7'2" (2.18m)

Kitchen 10'5" (3.18m) x 7'11" (2.41m)

Landing

Bedroom One 15'8" (4.78m) max x 10'1" (3.07m) max

Bedroom Two 9'11" (3.02m) max x 7'3" (2.21m) into door recess

Bathroom

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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.

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: D

AM0004369/LP/LP/09022024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.

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