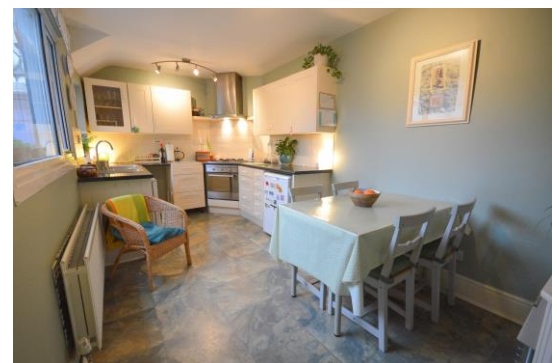




Wellwood Street Amble

- Terraced House
- Three Bedrooms
- Very Well Presented
- Town Centre Location
- Viewing Is Imperative

£ 190,000



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ROOK
MATTHEWS
SAYER

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Wellwood Street

Amble NE65 0EN

Attractive stone built period property in favoured location within the centre of Amble. Tastefully presented with gas central heating, upvc double glazing and high levels of insulation. The floor plan comprises ; welcoming hallway with useful deep downstairs storage cupboard, lounge with feature fire surround and inset living flame effect gas fire and custom built cabinet to one alcove. Impressive 15' long dining kitchen with range of 'shaker style' wall and floor cabinets with high gloss finish illuminated worktops and built in cooking appliances, rear lobby giving access to rear yard, guest cloakroom which also has plumbing for washing machine, landing, three bedrooms and nicely fitted bathroom/wc with electric shower over bath, part tiled walls with mosaic inlay and complimentary vinyl flooring.

Hall

Living Room 16'0" (4.88m) x 11'4" (3.45m) into alcoves at max point

Dining Kitchen 15'7" (4.75m) x 8'3" (2.52m)

Rear Lobby

Guest Cloakroom

Landing

Bedroom One 9'3" (2.82m) plus alcove x 8'9" (2.67m)

Bedroom Two 12'3" (3.73m) x 8'3" (2.52m) plus door recess

Bedroom Three 12'5" (3.78m) x 7'3" (2.21m) at max point

Bathroom

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE (CABINET)

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

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

Listed? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

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

AM0004331/BJ/HH/30012024/V.2



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		

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

