



## Anderson Crescent Amble

- Well Presented Modern Mid Terrace
- Three Bedrooms
- Contemporary Dining Kitchen
- Hardstanding to Front/Garden to Rear
- Viewing Recommended

**£165,000**



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# Anderson Crescent

Amble NE65 0QL

Located in a popular residential area within walking distance to the town centre amenities and to Amble Harbour Village, this three bedroom modern mid terrace property is well presented throughout benefitting from double glazing and gas central heating along with a fitted dining kitchen with contemporary fittings. Amble town centre with its shops, cafes and restaurants is on the doorstep and the town is well served with schools for children of all ages. Briefly comprising to the ground floor: entrance hall, lounge, superb dining kitchen and to the first floor from the landing there are two double bedrooms, a single bedroom and bathroom. Outside to the front the block paved hardstanding could be used for parking and the garden to the rear is easy to maintain with an undercover seating area and storage outbuilding. There are regular bus services from Amble to Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides a service to Edinburgh, Newcastle and throughout the country. Amble itself has a characterful working harbour along with retail pods and fish restaurants along with Little Shore Beach and Pier. Travelling south along the coastal road brings you to Druridge Bay Country Park with a water sports lake, countryside walks and a glorious wide sandy bay. An early viewing of this delightful property is strongly recommended.

## ENTRANCE HALL

LOUNGE 13' (3.96m) max x 11'4" (3.45m)

DINING KITCHEN 19'4" (5.89m) max x 9'8" (2.95m) max

## LANDING

BEDROOM ONE 13'2" (4.01m) into door recess x 11'5" (3.48m) max

BEDROOM TWO 13'2" (4.01m) into door recess x 8'7" (2.62m) max

BEDROOM THREE 8'8" (2.64m) narrowing to 5'4" (1.62m) x 7'5" (2.26m) max

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: HARDSTANDING TO FRONT (NO DROPPED KERB) AND ON STREET PARKING

## MINING

The property is 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**

AM0004386/LP/LP/15032024/V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 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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