



## George Street Amble

- Modern Three Bedroom Semi
- Located Close to Amble Harbour
- Good Sized Accommodation
- Driveway and Courtyard Garden to Rear
- Viewing Strongly Recommended

**£175,000**



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# George Street

Amble NE65 0DW

Located within walking distance to Amble Harbour Village with its retail pods, Little Shore Beach and Pier and to the shops, cafes and restaurants in the town centre, a good sized three bedroom semi detached property benefitting from double glazing, gas central heating and a driveway for off road parking. Briefly comprising to the ground floor: entrance door to the side to entrance hall, downstairs w.c., lounge, fitted dining kitchen with French doors to the courtyard garden. From the landing to the first floor there are three bedrooms and a bathroom. (Note: bedroom one has not been photographed as its currently being used as a craft/storage room). Outside, there is a driveway for off road parking and a side gated pathway leads to the rear courtyard garden which is paved and provides a lovely outdoor space to sit and enjoy the warmer months of the year. Amble is a thriving traditional harbour town with plenty of shopping and leisure amenities and has become very popular with people moving into the area, looking for second homes or holiday lets. The fabulous sandy bay of Druridge Country Park is just a short drive away with its watersports lake and countryside walks and the picturesque hamlet of Low Hauxley with a beach overlooking Coquet Island and Nature Reserve with lakeside walks and the opportunity to see many birdlife species lies closeby. There are bus services through Amble to Alnwick and Morpeth with connections to neighbouring towns and villages and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. An early viewing of this coastal property is strongly recommended.

## ENTRANCE HALL

## DOWNSTAIRS W.C.

LOUNGE 14'5" (4.39m) max x 12'8" (3.86m) max

DINING KITCHEN 14'4" (4.37m) max x 10'11" (3.33m) max

## LANDING

BEDROOM ONE 14'5" (4.39m) max x 8'10" (2.69m) max

BEDROOM TWO 12'7" (3.84m) max x 7'2" (2.18m) max

BEDROOM THREE 11'10" (3.61m) max x 6'11" (2.11m) max

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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.

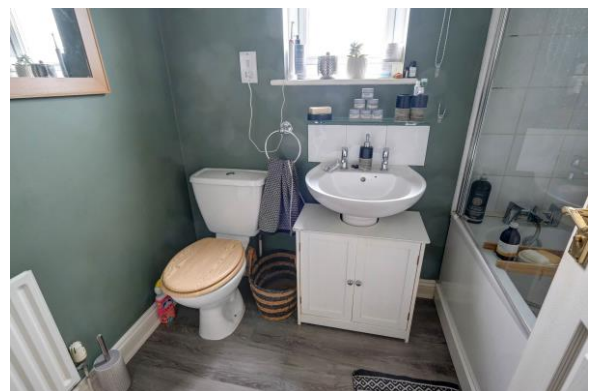
## TENURE

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: B

## EPC RATING: C

AM0004399/LP/LP/2832024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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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