



## Gloster Park Amble

- Detached Bungalow
- Two Double Bedrooms
- Needs Some Updating
- Garage, Driveway and Gardens
- Sought After Residential Location

**£225,000**



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ROOK  
MATTHEWS  
SAYER

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# Gloster Park

Amble NE65 0JA

Situated in a sought after and popular mature residential area within walking distance to the shops, cafes and restaurants of the town centre, a two double bedrooms detached bungalow requiring some updating and offering bright and airy accommodation throughout. Benefitting from a garage and driveway for two cars along with gas central heating and double glazing, the accommodation briefly comprises all to the ground floor: entrance hall, lounge/dining room, fitted kitchen, two double bedrooms and a bathroom. Outside there is a single garage and driveway providing off road parking for two cars. The gardens extend to the front and rear which are easy to maintain, the rear being bordered by timber fencing and a seating area which is a lovely outdoor space to sit and enjoy the warmer months of the year. Amble is a thriving harbour town with many shopping and leisure amenities along with Amble Harbour Village with its retail pods, Little Shore Beach and Pier with Coquet Island lying just off shore where puffins, roseate terns, kittiwakes and many other nesting sea birds. The regular bus service visits Morpeth, Alnwick and further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Travelling south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy beach. This bungalow will appeal to anyone looking to purchase in a popular coastal town and we would advise an early viewing to fully appreciate the potential of the property.

#### ENTRANCE HALL

LOUNGE/DINING ROOM 19'8" (5.99m) max x 13'7" (4.15m) max

KITCHEN 11'3" (3.43m) max x 7'5" (2.26m) max

BEDROOM ONE 12' (3.66) max x 9'11" (3.02m) max

BEDROOM TWO 10' (3.05m) max x 9'5" (2.87m) max

BATHROOM

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

#### MINING

The property is known to be on a coalfield and no 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: D**

**EPC RATING: tbc**

AM0004400/LP/LP/110424/V.1.



epc

**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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