

## High Street Amble

- Traditional Stone Mid Terrace
- Three Double Bedrooms
- Impeccably Presented
- Driveway and Courtyard
- Walking Distance to Town Centre

# £ 190,000





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## High Street Amble NE65 OLE

Occupying a superb position within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier. The property benefits from double glazing, gas central heating along with off road parking and a pretty courtyard to the rear and with impeccably presented accommodation and generous living space, an early viewing is strongly recommended. Briefly comprising, entrance hall, lounge, superb breakfast kitchen with door to the rear seating area. From the landing to the first floor there are three double bedrooms, the main to the rear with fabulous views across to Warkworth Castle and there is a fitted bathroom. Outside as previously mentioned there is off road parking and the courtyard provides a lovely space to sit and enjoy the warmer months of the year. Amble is a thriving harbour town with plenty of shopping and leisure amenities and has a regular bus service to the larger towns of Morpeth and Alnwick and to the towns and villages beyond. The train station in Alnmouth provides a train service to Edinburgh, Newcastle with connections further afield and nationwide. Travelling south along the coastal will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a fabulous wide sandy bay. This is a great opportunity to purchase a traditional stone built mid terrace property offering bright and airy living space with parking in a popular and sought after coastal harbour town.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: NONE Mobile Signal Coverage Blackspot: NO Parking: DRIVEWAY

#### ENTRANCE HALL

LOUNGE 13'10" (4.22m) max x 12'6" (3.91m) max DINING KITCHEN 19'1" (5.82m) max x 13'10" (4.22m) max REAR PORCH LANDING BEDROOM ONE 13'11" (4.24m) max x 12'4" (3.76m) max BEDROOM TWO 13'9" (4.19m) max x 9'10" (2.99m) max BEDROOM THREE 10'9" (3.28m) max x 8'5" (2.57m) max BATHROOM

#### 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

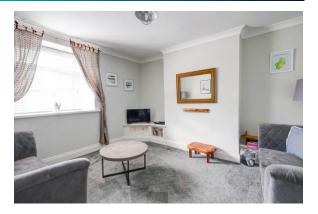
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Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: B

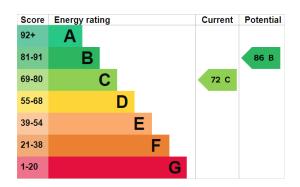
EPC RATING: C

AM0004311/LP/LP/AM0004311









### **16 Branches across the North-East**



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.

measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the

ortant Note: Rook Matthews Saver (RMS) for themselves and for the vendors or lessors of this property

measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fitting interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the prop

verification from their solicitor. No persons in the employment of RMS has any authority to make or give any

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