



St. Lawrence Avenue Amble

- Three Bedroom Semi
- Requires Full Refurbishment
- Popular Residential Location
- Walking Distance to Town Centre
- Viewing Recommended

£135,000



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St. Lawrence Avenue

Amble NE65 0QQ

Located in a popular residential area within walking distance to the town centre shops, cafes and restaurants of this thriving harbour town, a three bedroom semi detached with a loft room and conservatory requiring a full refurbishment. The property is well served by shopping and leisure amenities along with schools for children of all ages. An excellent purchase for anyone looking for a project whether for their own residential needs or an investor, an early viewing is strongly recommended. Briefly comprising to the ground floor: entrance hall, lounge, dining kitchen and conservatory. To the first floor from the landing there are three bedrooms and a bathroom and from the third bedroom there is a staircase leading to a loft room, whilst a good sized room we are unable to confirm whether buildings regulations have been ascertained for the conversion. Outside the gardens extend to the front and rear of the property with lawns and pathways. There is a regular bus service through the town to Morpeth and Alnwick with connections to towns and villages further afield and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Amble is a sought after destination for buyers from further afield and lies close to Druridge Bay Country Park with its watersports lake, countryside walks and wide sandy bay.

ENTRANCE HALL

LOUNGE 12'8" (3.86m) max x 12'6" (3.81m) max

DINING KITCHEN 18'11" (5.77m) max x 9'4" (2.84m)

CONSERVATORY (10'6" (3.20m) x 9'7" (2.92m)

LANDING

BEDROOM ONE 11'8" (3.56m) x 10'1" (3.07m) plus door recess

BEDROOM TWO 10'10" (3.30m) plus door recess x 8'9" (2.67m)

BEDROOM THREE 8'9" (2.67m) over stairs x 7'11" (2.41m) max

BATHROOM

LOFT ROOM 18'11" (5.77m) over stairs x 9'9" (2.97m) max (sloping ceilings)

AGENTS NOTE

all services/appliances have not and will not be tested

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: E

AM0004412/LP/LP/2632025/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 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

