



St. Lawrence Avenue Amble

- Three Bedroom Modern Mid Terrace
- Popular Residential Location
- Excellent Living Space
- Superb Well-Appointed Dining Kitchen
- Off Road Parking

£167,500



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St. Lawrence Avenue

Amble NE65 0QQ

Situated in a popular location within walking distance to Amble town centre shops, cafes and restaurants and to the Harbour and Little Shore Beach and Pier, a very well presented three bedroom modern mid terrace property benefitting from gas central heating, double glazing and a driveway for off road parking. The property offers excellent living space with a superb and well-appointed dining kitchen and is a perfect purchase for the young couple, growing family or the retired looking for a lovely home in a convenient position. The accommodation briefly comprises to the ground floor: entrance porch with door to entrance hall and stairs to the first floor, lounge and a fabulous fitted dining kitchen to the rear. From the landing there are three good sized bedrooms and a bathroom. Outside to the front the hardstanding provides parking for one car and the garden is easy to maintain. Particular mention must be made of the garden to the rear which is generous in size with lawn and patio and decking areas which provide a lovely outdoor space to sit and enjoy the warmer months of the year. The outbuilding is a useful storage area and a side gate leads to the ginnel to the side of the property for easy access to the front. Amble is a thriving coastal town with many shopping and leisure amenities. The local transport links to Alnwick and Morpeth are regular with connections further afield. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. There are schools for children of all ages closeby and the town caters for all generations. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, water sports lake and countryside walks. From Amble itself the boat trips across to Coquet Island gives sightings of puffins, roseate terns and grey seals. An early viewing of this delightful property is strongly recommended whether moving locally or into the area.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 12'9" (3.89m) max x 12'9" (3.89m) max

DINING KITCHEN 19'1" (5.82m) max x 9'4" (2.84m) max

LANDING

BEDROOM ONE 12'5" (3.78m) max x 11'6" (3.51m) max

BEDROOM TWO 12'4" (3.76m) max x 8'10" (2.69m) max

BEDROOM THREE 9'1" (2.77m) max x 7'11" (2.41m)

BATHROOM

DRIVEWAY HARDSTANDING, GARDENS, STORAGE OUTBUILDING.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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: tbc

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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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