

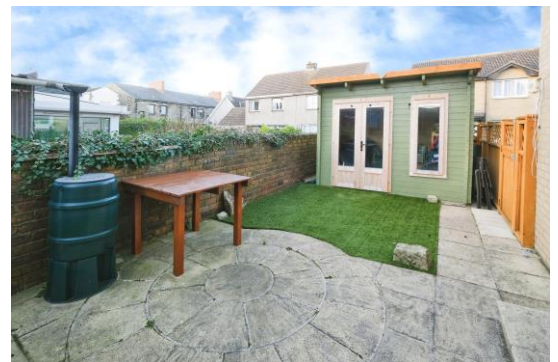


## Browns Court, Gibson Street

### Amble

- Two Bedroom Semi Detached
- Tucked Away Location
- Walking Distance to Shops/Harbour
- Well Presented
- Allocated Parking Spaces

**Offers In The Region Of £167,500**



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# Browns Court, Gibson Street

Amble NE65 0JE

Tucked away in a quiet location yet within easy reach of the town centre's shopping and leisure amenities and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier, a well presented two bedroom semi detached property benefitting from two allocated parking spaces. The property offers excellent living space and a perfect property for many types of buyers from those buying for the first time, couples and retired who are looking for an easy to maintain home in this popular traditional coastal town. Benefitting from uPVC double glazing and electric heating, the accommodation briefly comprises: entrance lobby with stairs to the first floor, lounge and breakfast kitchen with an attractive range of units and integral appliances. To the first floor from the landing there are two bedrooms, both with built in wardrobes and there is a bathroom with fitted bath and electric shower over. Outside the property stands behind a small frontage with pathway to the entrance door and to the rear an easy to maintain paved garden with artificial grass and the current owner has installed a useful summerhouse. The garden is south facing enjoying a sunny aspect and provides a lovely outdoor space to sit and enjoy the warmer months of the year. The property benefits from two off road parking spaces. There are plenty of shops, cafes and restaurants in the town centre and from the Harbour there are boat trips across to Coquet Island where grey seals, puffins and roseate terns can be spotted. Druridge County Park is just a short drive along the coastal road with its glorious sandy bay, water sports lake and countryside walks. There is a regular bus service to Alnwick and Morpeth with connections to Newcastle and Berwick and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. An early viewing of this delightful property is strongly recommended.

## ENTRANCE LOBBY

LOUNGE 15' (4.57m) max x 9'6" (2.90m) max

BREAKFAST KITCHEN 12'9" (3.89m) max x 8'1" (2.46m) max

## LANDING

BEDROOM ONE 11'9" (3.58m) into recess x 9'6" (2.90m) max

BEDROOM TWO 9'6" (2.90m) x 6'6" (1.98m)

## BATHROOM

## GARDEN AND ALLOCATED PARKING SPACES

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: TWO ALLOCATED PARKING SPACE

## 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: D

AM0004566/LP/LP/15012025/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 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.

16 Branches across the North-East

