



## King Edward Street Amble

- Refurbished Stone Terrace
- Two Double Bedrooms
- Two Receptions
- Courtyard to Rear
- Viewing Recommended

**£179,000**



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# King Edward Street

Amble NE65 0ES

Located in a pretty leafy street in the characterful harbour town of Amble, this two double bedroom mid stone terrace has been fabulously refurbished throughout creating a stylish home suiting many types of buyers. Just minutes from the main shopping street in Amble and the many cafes and restaurants, Amble Harbour Village is also close to hand with its retail pods, Little Shore Beach and Pier. The property benefits from gas central heating and double glazing together with two inviting reception rooms. An early viewing of this stunning terrace, which is both charming and comfortable, is strongly recommended.

Briefly comprising to the ground floor: entrance door opening into a welcoming entrance hall, the lounge has a feature fireplace and the separate dining room has ample space for eating and entertaining along with room for a sofa to create a family room. The galley kitchen is well appointed with a modern range of units along with fitted appliances. There is also a downstairs w.c. for convenience.

From the first floor landing, both bedrooms are generous doubles and both have access to the fitted bathroom with bath and shower attachment.

Outside the property stands behind a garden with pathway leading to the entrance door and to the rear the courtyard is private with a gate accessing the rear lane.

Amble is a thriving harbour town with plenty of shopping and leisure amenities.

There are seasonal boat trips to Coquet Island with sightings of roseate terns, puffins and grey seals and the harbour has a popular Sunday market which is well worth a visit. The bus services to Morpeth, Alnwick and to the towns and villages in between is regular 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 bay. This is a beautiful home tucked away yet within walking distance to all the amenities of this coastal town.

## ENTRANCE HALL

LOUNGE 11'7" (3.53m) max x 10'11" (3.33m) max

DINING ROOM 15'6" (4.72m) max x 15'3" (4.65m) max into understairs recess with sloping ceiling

KITCHEN 14'5" (4.39m) into door recess x 6'8" (2.03m) max

DOWNSTAIRS W.C.

## LANDING

BEDROOM ONE 15'3" (4.65m) max x 11'3" (3.43m) max

BEDROOM TWO 12'3" (3.73m) max x 10'3" (3.12m) max

BATHROOM

## GARDEN TO FRONT, COURTYARD TO REAR

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

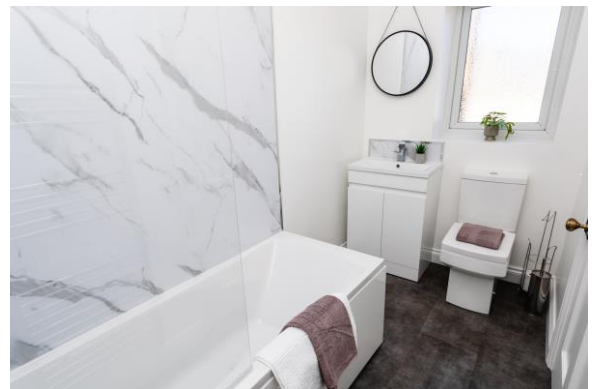
### TENURE

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

AM0004617/LP/LP/23042025/V.1./25042025/V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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

