



Smith Street Amble

- Four Bedroom Stone Property
- Generous Accommodation
- Two Receptions
- Courtyard to Rear
- Close to Beach and Harbour

£285,000



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Smith Street

Amble NE65 0AF

Situated in a popular and sought after residential location and only a few minutes from Amble's characterful working harbour, a generously proportioned four bedroom traditional stone property offering excellent living space throughout. Benefitting from double glazing and gas central heating and with local shops, cafes and restaurants on the doorstep, an early viewing of this exceptional property located on Northumberland's glorious coastline is strongly recommended. The accommodation briefly comprises to the ground floor: entrance lobby with stairs to the first floor. The lounge and sitting room are of an excellent size and the rooms lend themselves to versatile living arrangements, whether for separate receptions or a ground floor bedroom for multi-generational families. The dining kitchen has an ample range of fitted units with space for a larger table providing a great space for eating and entertaining. The utility room and downstairs w.c. are located to the rear with access to the enclosed courtyard. To the first floor from the landing there are four bedrooms, three of which are doubles with the main bedroom having a range of fitted wardrobes. The bathroom is fitted with a bath and separate walk in shower cubicle. Outside parking is available on street and the courtyard to the rear provides a lovely outdoor space to sit and enjoy the warmer months of the year. Amble Harbour Village with its retail pods, Little Shore Beach and Pier is just round the corner and there are seasonal boat trips from the harbour to Coquet Island with sightings of roseate terns, puffins and grey seals. Amble is well served by local transport links to Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Newcastle, Alnmouth with connections further afield. Whilst there are plenty of shops and supermarkets in Amble, for a further variety of local and high street shops, Morpeth and Alnwick are within easy reach and the A1 with its links to the road networks throughout the country is close by.

ENTRANCE LOBBY

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

SITTING ROOM 20'5" (6.22m) max x 11'7" (3.53m) max

DINING KITCHEN 16'4" (4.98m) max x 15'11" (4.85m) max

UTILITY ROOM 12'11" (3.94m) max x 4'2" (1.27m) max into door recess

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 11'4" (3.45m) max x 9'11" (3.02m) to front of wardrobes

BEDROOM TWO 12'9" (3.89m) max x 11'9" (3.58m) max

BEDROOM THREE 10'1" (3.07m) plus door recess

BEDROOM FOUR 7" (2.13m) max x 5'1" (1.55m) plus door recess

BATHROOM

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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.

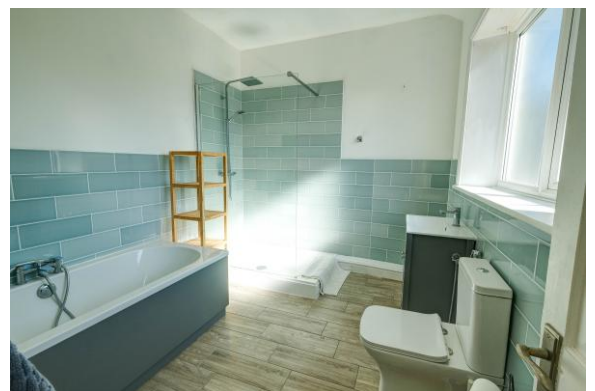
TENURE

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: B

EPC RATING: E

AM0004620/LP/LP/10042025/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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

