



Edwin Street Amble

- Requires a Full Refurbishment
- Extended Stone Double Fronted Terrace
- Three Double Bedrooms & Two Reception Rooms
- Central Heating & Double Glazing
- Spacious Accommodation Throughout

£ 100,000



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Edwin Street

Amble

Looking for a project? A deceptively spacious attractive double fronted stone terrace situated in a central location within walking distance to the shops, cafes and restaurants along the main shopping street in Amble and just a short walk to Amble Harbour Village with its traditional working harbour, retail pods and a further selection of cafes and restaurants. Little Shore Beach and the pier are also within easy reach. This property requires a full refurbishment and will make a superb three double bedroom home with the benefit of two reception rooms. The property has been extended to create fantastic living space and the accommodation, which further benefits from gas central heating and double glazing, comprises to the ground floor: entrance lobby, lounge, living/dining room, breakfast kitchen and rear porch. To the first floor there is a landing giving access to three double bedrooms and a bathroom. Outside to the rear there is a yard area. Lying a short drive away from the neighbouring town of Warkworth with its historic 13th century Castle and glorious sandy beach, the property is also just a drive away from the larger towns of Alnwick and Morpeth. To take advantage of this great opportunity, an early viewing is strongly recommended.

ENTRANCE LOBBY

LOUNGE 17' (5.18m) max x 14' (4.27m) max

SITTING ROOM 17'1" (5.21m) max x 11'3" (3.43m) max plus recess

DINING KITCHEN 17'11" (5.46m) max x 12'4" (3.76m) max

REAR PORCH

LANDING

BEDROOM ONE 14'8" (4.47m) max x 13'9" (4.19m) max into wardrobe

BEDROOM TWO 14'8" (4.47m) max x 11'4" (3.45m) max plus recess

BEDROOM THREE 12' (3.66m) max x 9'7" (2.92m) max into wardrobes

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CBLE

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: E

AM0004651/LP/HH/30042025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 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

