



## Church Street Amble

- Traditional Stone End Terrace
- Courtyard and Off-Road Parking
- Three Bedrooms
- Two Receptions
- Needing Modernisation

**£150,000**



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ROOK  
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# Church Street

Amble NE65 0DY

Occupying a central position in the heart of Amble town centre with shops, cafes and restaurants and just a walk away from Amble Harbour Village with a traditional working harbour, retail pods, cafes and fish restaurants. Requiring modernisation, this is a lovely three bedroom end terrace with a small garden to the front and benefitting from off road parking and a courtyard to the rear. With gas central heating and double glazing, the accommodation briefly comprises to the ground floor: lounge with stairs to the first floor, dining room and breakfast kitchen. Also to the ground floor there is an inner lobby giving access to the bathroom. To the first floor there are three bedrooms, one of which has an en-suite w.c. Outside there is a small frontage bordered by a stone wall and gate leading to the entrance door whilst to the rear an off road parking space and a generous courtyard which is a lovely outdoor space to sit and enjoy the warmer months of the year. Amble is a popular and thriving coastal town with many shopping and leisure amenities along with a bus service to Alnwick, Morpeth and surrounding towns and villages and the nearby train station in Alnmouth services Edinburgh, Newcastle with connections further afield and nationwide. Amble has its own Little Shore Beach and Pier and a walk along the sand dunes will bring you to the picturesque hamlet of Low Hauxley with a glorious sandy beach overlooking Coquet Island and a nature reserve with lakeside walks and the opportunity of spotting many birdlife species. Druridge Bay Country Park is just a short ride away with a watersports lake, countryside walk and a wide sandy bay. An early viewing of this delightful property is strongly recommended.

ENTRANCE TO LOUNGE 14'5" (4.39m) max x 13'8" (4.17m) max (limited head height under stairs)

DINING ROOM 12'6" (3.81m) max x 7'6" (2.29m) max

BREAKFAST KITCHEN 12'2" (3.71m) max x 8'4" (2.54m) into door recess

INNER LOBBY

BATHROOM

LANDING

BEDROOM ONE 15' (4.57m) into recess x 9'6" (2.90m) max

EN SUITE W.C.

BEDROOM TWO 13'6" (4.12m) max x 11'2" (3.40m) max

INNER PASSAGEWAY LEADING TO:

BEDROOM THREE 11'11" (3.63m) max x 7'2" (2.18m) max

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: OFF ROAD PARKING

## 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

AM0004409/LP/LP/342024/V.1./05092024 price amended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 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

