



Lindisfarne Road | Amble | NE65 0EH

£160,000

Situated in a highly popular and well regarded residential location, this two double bedroom semi detached property offers excellent living space with the addition of a conservatory looking onto the rear garden. The property requires some updating but is very well presented and ready to move into. Conveniently placed to the town centre with many shops, cafes and restaurants, the traditional working harbour with its retail pods, fish restaurants, Little Shore Beach and Pier is also just a short walk away. This delightful property will suit many types of buyers and we would recommend an early viewing.

ROOK
MATTHEWS
SAYER



2



2



1

SEMI DETACHED HOUSE

POPULAR LOCATION

TWO DOUBLE BEDROOMS

DOUBLE GLAZING/GCH

CONSERVATORY

LOVELY GARDEN TO REAR

WELL PRESENTED

VIEWING ADVISED

For any more information regarding the property please contact us today

The entrance door leads to a bright and welcoming hallway with stairs to the first floor. The lounge has dual aspect windows and a feature fireplace and the kitchen is a great size with plenty of storage units. The door to the rear opens into the conservatory which provides a lovely view of the garden and is a second reception room with many uses. From the landing there are two double bedrooms and a bathroom. Outside the easy to maintain garden to the front also provides off road parking and the side gated pathway leads to the mature garden to the rear which is fully enclosed with mature plants, shrubs and rose bushes. There is a super decking seating area to the rear of the garden which is an excellent space to sit and enjoy the warmer months of the year and a shed provides the perfect space for storage.

Amble is a blend of tradition and modern living with a close-knit community and leisure amenities for people of all ages. There are excellent schools in the area making this a perfect location for young couples, families and there are many events in and around the area for mature couples and retired. For a wider range of high street and local shops, Alnwick and Morpeth is just a short drive away and the local transport service has buses to these larger towns with connections further afield. For a day trip, the train station in Alnmouth has services to Newcastle, Edinburgh and beyond.

Travelling south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay, closer to home Amble has seasonal boat trips across to Coquet Island with sightings of grey seals, roseate terns and puffins along with dolphins on a lucky day. The Sunday market at the harbour is well worth a visit.

This delightful property is a superb choice for anyone looking locally or moving into the area to a thriving location with a choice of amenities on the doorstep and access to many stunning beaches dotted along the coastline.

T: 01665 713358

amble@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



ENTRANCE HALL

LOUNGE 15'8" (4.78m) max x 11'4" (3.45m) max

CONSERVATORY 9'11" (3.02m) max x 7'5" (2.26m) max

KITCHEN 10'9" (3.28m) max x 8'2" (2.48m) max

LANDING

BEDROOM ONE 15'8" (4.78m) max x 9'11" (3.02m) max

BEDROOM TWO 11'10" (3.61m) into door recess x 9'10" (2.99m) max

BATHROOM

GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: tba

AM0004626/LP/LP/23052025

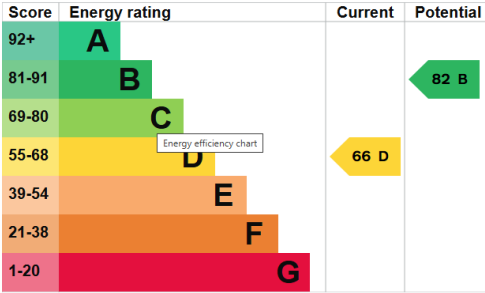


T: 01665 713358

amble@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

"DoubleClick Insert Picture"
FLOORPLAN



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



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.