



## Mooring Place Amble

Occupying a fabulous position in a highly sought after and peaceful location within walking distance to Amble town centre and of shops, cafes and restaurants. This eye-catching three to four bedroom detached property offers contemporary and upside down living space at its very best. Generously proportioned and immaculately presented throughout, an early viewing of this exceptional property is strongly recommended.

**£485,000**

ROOK  
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Benefitting from double glazing and gas central heating, this property is outstanding with spacious accommodation which briefly comprises to the ground floor: entrance lobby with downstairs w.c. and storage cupboard, door to: entrance hall with Oak dog leg staircase and picture window to the first floor. There are three double bedrooms, the two bedrooms to the rear have en-suite shower rooms with walk in shower cubicles and tiled walls and flooring. The main bedroom also has a glazed door to opening out onto the rear patio. A further en-suite could be created within the third bedroom to the front. The living space to the first floor from the top of the stairs is open plan with a superb apex ceiling with Oak beams and patio doors to the rear opening onto the balcony overlooking the rear garden. The modern dining kitchen has a range of stylish wall and base units with silestone worktop, an integrated electric oven, induction hob and extractor as well as a fridge freezer and dishwasher. From the open landing the separate dining room could also be used as bedroom four with patio doors to the front balcony and there is a family bathroom and a utility room with space for a washer and dryer. The generous cupboard on the landing area offers excellent storage space.



Outside to the front the lawn garden is bordered by low virburnum shrubs and steps lead to the entrance door. A side pathway to the rear garden is gated and the property benefits from a driveway which accesses the single garage with electric door, light and power. To the rear the garden is enclosed by timber fencing with lawn and patio areas which provide lovely outdoor spaces to sit and enjoy the warmer months of the year. If you prefer a shaded area the pergola over a further paved patio is a super place to relax.



Located in the coastal traditional harbour town of Amble, there are many shops, cafes and restaurants to choose from along with Amble Harbour Village with retail pods, fish restaurants, Little Shore Beach and Pier where dolphins are often spotted. There are seasonal boat trips from the harbour to Coquet Island which is home to roseate terns, puffins and grey seals and the Sunday market is well worth a visit. A short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks.



The bus services from Amble are regular to Alnwick and Morpeth and connections further afield, whilst the train station in Alnmouth provides journeys to Edinburgh, Newcastle and beyond. There are many leisure amenities and supermarkets, along with doctors, dentists and vets on the doorstep and a wider choice of shopping facilities are just a drive away in Alnwick and Morpeth.

If you are looking for a coastal property which is unique and offering versatile accommodation, this property is the perfect purchase and will suit many types of buyers.

ENTRANCE LOBBY  
DOWNSTAIRS W.C.  
ENTRANCE HALL  
BEDROOM ONE 13'7" (4.15m) into door recess x 10'1" (3.07m) into recess  
EN-SUITE SHOWER ROOM  
BEDROOM TWO 13'5" (4.09m) into recess x 13'4" (4.06m) into recess  
EN-SUITE SHOWER ROOM  
BEDROOM THREE 13'9" (4.19m) max x 13'3" (4.04m) into recess

OPEN PLAN LOUNGE 20'9" (6.33m) max x 13'6" (4.12m) max  
THROUGH TO DINING KITCHEN 11' (.35m) x 10'5" (3.18m)  
DINING ROOM / BEDROOM FOUR 13'11" (4.24m) x 9'4" (2.84m)  
BATHROOM  
UTILITY ROOM 10'2" (3.10m) max x 9'4" (2.84m) max

GARAGE, DRIVEWAY AND GARDENS

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO  
Parking: GARAGE AND 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: E**

**EPC RATING: B**

AM0004608/LP/LP/14032025/V.1./14032025/V.2.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	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.

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