



## Northumbria Terrace

### Amble

- Attractive Two Bed Mid Terrace
- Pretty Lawn Garden to Front
- Two Reception
- Well Appointed Kitchen and Bathroom
- Viewing Essential

**£179,500**



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# Northumbria Terrace

Amble NE65 0EJ

Centrally located in the thriving harbour town of Amble with shops, cafes and restaurants on the doorstep and within walking distance of Amble Harbour Village, Little Shore Beach and Pier. This attractive two bedroom mid terrace offers superb and generous living space along with a pretty lawned garden to the front and courtyard to the rear. Impeccably presented throughout the accommodation briefly comprises to the ground floor: entrance lobby, spacious lounge and separate dining room, a well appointed kitchen with uPVC stable door to rear and a re-fitted bathroom. To the first floor from the bright landing are two double bedrooms. Outside to the front, the property stands behind a lawned garden bordered by a high hedge for privacy with a garden gate to the pathway leading to the front door. To the rear the courtyard is enclosed by a wall and gate to the rear lane, both gardens offer a lovely place to sit and enjoy the warmer months of the year. Benefitting from uPVC double glazing and gas central heating, this is a perfect choice for anyone looking for their main home or holiday retreat in this characterful working harbour town.

There are plenty of shops and supermarkets nearby and for a wider choice of high street shops, the larger towns of Alnwick and Morpeth are within reach. The bus service has regular journeys to these larger towns with connections further afield and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, water sports lake and countryside walks. Closer to home, there are seasonal boat trips to Coquet Island with sightings of roseate terns, puffins and grey seals.

Amble has a great community spirit with leisure amenities for all ages and we would recommend an early viewing to fully appreciate the location and accommodation this property has to offer.

## ENTRANCE LOBBY

LOUNGE 14'5" (4.39m) max x 13' (3.96m) plus recesses

DINING ROOM 13'7" (4.15m) max x 6'11" (2.11m) max

KITCHEN 10'6" (3.20m) x 6'9" (2.11m)

## BATHROOM

## LANDING

BEDROOM ONE 14'10" (4.52m) max x 11'1" (3.38m) max

BEDROOM TWO 11'5" (3.48m) max into door recess x 6'10" (2.08m) max

## GARDEN TO FRONT AND COURTYARD TO REAR

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

## 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

AM0004613/LP/LP/18032025/V.1/29052025 price amended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 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

