

Smith Street Amble

- Four Bedroom Stone Property
- Generous Accommodation
- Two Receptions
- Courtyard to Rear
- Close to Beach and Harbour

OFFERS IN THE REGION OF £275,000







Smith Street

Amble NE65 OAF

Situated in a popular and sought after residential location and only afew minutes from Amble's characterful working harbour, a generously proportioned four bedroom traditional stone property offering excellent living space throughout. Benefitting from double glazing and gas central heating and with local shops, cafes and restaurants on the doorstep, an early viewing of this exceptional property located on Northumberland's glorious coastline is strongly recommended. The accommodation briefly comprises to the ground floor: entrance lobby with stairs to the first floor. The lounge and sitting room are of an excellent size and the rooms lend themselves to versatile living arrangements, whether for separate receptions or a ground floor bedroom for multi-generational families. The dining kitchen has an ample range of fitted units with space for a larger table providing a great space for eating and entertaining. The utility room and downstairs w.c. are located to the rear with access to the enclosed courtyard.

To the first floor from the landing there are four bedrooms, three of which are doubles with the main bedroom having a range of fitted wardrobes. The bathroom is fitted with a bath and separate walk in shower cubicle.

Outside parking is available on street and the courtyard to the rear provides a lovely outdoor space to sit and enjoy the warmer months of the year.

Amble Harbour Village with its retails pods, Little Shore Beach and Pier is just round the corner and there are seasonal boat trips from the harbour to Coquet Island with sightings of roseate terns, puffins and grey seals. Amble is well served by local transport links to Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Newcastle, Alnmouth with connections further afield. Whilst there are plenty of shops and supermarkets in Amble, for a further variety of local and high street shops, Morpeth and Alnwick are within easy reach and the A1 with its links to the road networks throughout the country is closeby.



LOUNGE 12'8" (3.86m) max x 12'6" (3.81m) max SITTING ROOM 20'5" (6.22m) max x 11'7" (3.53m) max DINING KITCHEN 16'4" (4.98m) max x 15'11" (4.85m) max UTILITY ROOM 12'11" (3.94m) max x 4'2" (1.27m) max into door recess DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 11'4" (3.45m) max x 9'11" (3.02m) to front of wardrobes BEDROOM TWO 12'9" (3.89m) max x 11'9" (3.58m) max BEDROOM THREE 10'1" (3.07m) plus door recesss BEDROOM FOUR 7" (2.13m) max x 5'1" (1.55m) plus door recess **BATHROOM**

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO Parking: ON STREET PARKING

MINING

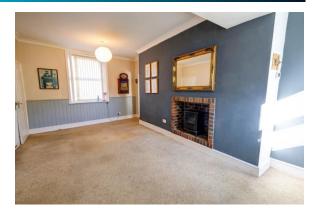
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

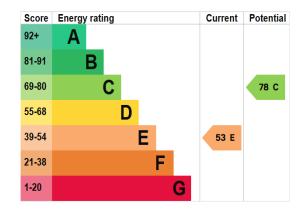
EPC RATING: E

AM0004620/LP{/LP/10042025/v.1. HM 20/6/25 Price change









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ney Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 co ctronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

