



## Straffen Court

Amble

- Three Bed Modern End Terrace
- Neatly Presented Throughout
- Excellent Living Space
- Central Location to Amenities
- Viewing Recommended

**£138,000**



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# Straffen Court

Amble NE65 0HA

A well presented three bedroom modern end of terrace situated in a tucked away position and within walking distance to the town centre. The property is located close to the centre of the characterful harbour town of Amble with many shops, cafes and restaurants and Amble Harbour Village with retail pods, Little Shore Beach and Pier is just a short walk away. With gas central heating and uPVC double glazing, the accommodation briefly comprises to the ground floor: welcoming entrance hall, lounge to the rear with glazed door opening to the rear garden and there is a good sized and well appointed dining kitchen with a modern range of units and fitted oven and hob. To the first floor from the landing there are three bedrooms, bathroom and separate w.c. Outside to the front the garden has a small stoned area with a pathway to the entrance door and to the rear an easy to maintain stone garden bordered by a brick wall and timber fencing. Although not allocated there is ample parking in the vicinity. Amble is a popular residential area with excellent local transport to Alnwick and Morpeth with connections further afield. The train station in Alnmouth provides services to Edinburgh, Morpeth and beyond. Druridge Bay Country Park is just a short drive along the coastal road with a glorious wide sandy beach, water sports lake and countryside walks. An early viewing of this super property is strongly recommended.

## ENTRANCE HALL

LOUNGE 15'8" (4.78m) max x 10'8" (3.25m) max

DINING KITCHEN 15'4" (4.67m) max x 10'8" (3.25m) max

## LANDING

BEDROOM ONE 12'7" (3.84m) max x 8'1" (2.46m) plus door recess

BEDROOM TWO 13'8" (4.17m) x 6'7" (2.0m)

BEDROOM THREE 9'6" (2.90m) x 7'3" (2.21m)

## BATHROOM

SEPARATE W.C.

## GARDENS TO FRONT AND REAR

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: AMPLE PARKING – NOT ALLOCATED

## 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:** business rates

**EPC RATING:** C

AM0004599/LP/LP/20022025/V.1/25022025/V.2 new photos/26022025/v.3/17042025 amended price HH



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 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.

16 Branches across the North-East

