



Robsons Way | Amble | NE65 0GA

**£260,000**

A cherished three bedroom detached home neatly presented with excellent accommodation throughout and situated in a mature residential area which is highly regarded and sought after. The property is just a short walk away from the vibrant centre of the traditional harbour town of Amble with many shops, cafes and restaurants and Amble Harbour Village with its retail pods, Little Shore Beach and Pier.

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**3****1****2****DETACHED FAMILY HOME****GAS CENTRAL HEATING/DOUBLE GLAZING****THREE BEDROOMS****GARAGE, DRIVEWAY, GARDENS****GOOD SIZED ACCOMMODATION****SOUGHT AFTER LOCATION****MAIN BEDROOM WITH EN-SUITE****VIEWING RECOMMENDED**

For any more information regarding the property please contact us today

Entering the property from an open porch, there is an abundance of light in the welcoming entrance hall with stairs to the first floor and a downstairs w.c. The lounge is generous with an attractive stone fireplace and the kitchen diner has a range of wall and base units with a fitted oven, hob and extractor. There is ample room for a table and chairs for eating and entertaining and the utility cupboard provides for a washing machine and gas central heating boiler. French doors opens into the pretty rear garden. Upstairs, the landing has an airing cupboard and there are three bedrooms, the main having an en-suite shower room and there is a family bathroom with a modern suite.

Outside the property stands behind a lawn garden with a driveway accessing the single garage. The garden to the rear is easy to maintain with pathways and slate with a variety of colourful mature shrubs and plants, seating and decking areas and a garden shed for storage.

This is a perfect choice for the mature and retired couples, young and growing families or young couples whether local or moving into the area.

Amble is a thriving coastal town with many shopping and leisure amenities together with schools for children of all ages.

Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay.

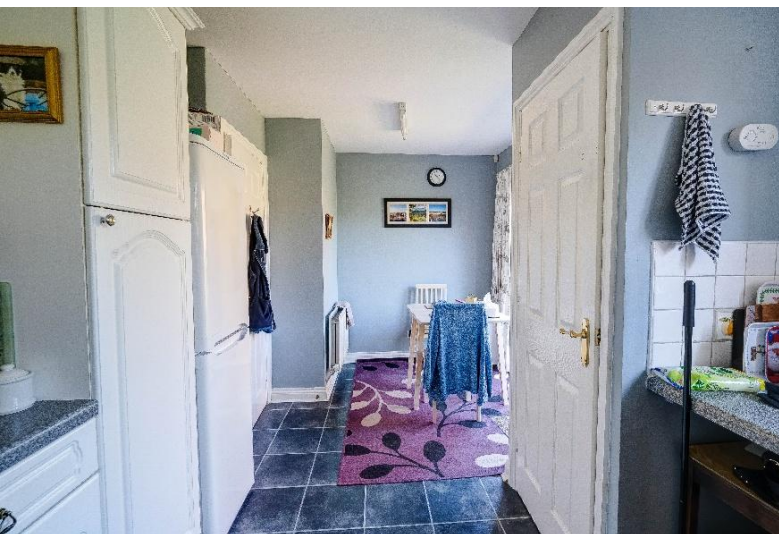
Closer to home, the Sunday market at the harbour is well worth a visit and there are boat trips across to Coquet Island with sightings of grey seals, roseate terns, puffins and dolphins.

Amble has a regular bus service to Alnwick and Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond.

If you are looking for a coastal home located in a highly sought after mature residential area an early viewing of this delightful property is strongly recommended.

**T: 01665 713358****[Amble@rmsestateagents.co.uk](mailto:Amble@rmsestateagents.co.uk)****ROOK  
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ENTRANCE HALL  
DOWNSTAIRS W.C.

LOUNGE 17'10" (5.44m) max x 10'7" (3.22m) max  
DINING KITCHEN 17'6" (5.33m) max x 8'10" (2.69m) max

LANDING

BEDROOM ONE 12'10" (3.91m) max x 11' (3.35m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'3" (3.43m) max x 11'1" (3.38m) max

BEDROOM THREE 8'8" (2.64m) max x 8'4" (2.54m) max

BATHROOM

GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: C**

**EPC RATING:** tba

AM0004690/LP/LP/25062025 v.1./3062025/v.2.



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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" EPC RATING

**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.

