



Byron Street | Amble | NE65 0ER

£140,000

Offered with no onward chain,
a Freehold two-three-bedroom semi-detached house,
featuring a private garden and garage in a central location close to
amenities and transport links—
making it an ideal opportunity for first-time buyers or
buy-to let investors.

ROOK
MATTHEWS
SAYER



FREEHOLD

SEMI-DETACHED HOUSE

GARAGE

NO CHAIN

TWO-THREE BEDROOMS

GAS CENTRAL HEATING

REAR PAVED COURTYARD

CENTRAL LOCATION

For any more information regarding the property please contact us today

27 Byron Street, Amble NE65 0ER

A fantastic semi-detached house, perfectly located for those seeking convenience in a central location within Amble. Benefitting from no onward chain, this property is ideal for first time buyers and investors alike, offering a fantastic opportunity to add your own personal touch.

Downstairs the property features a reception room at the rear with an open plan staircase. This room overlooks the paved courtyard garden. The kitchen is at the front leading off the entrance porch, and is fitted with a range of units, built-in oven & hob, and space for appliances. Upstairs there are two bedrooms and a box room - perfect as a home office, dressing room, or even a nursery.

The detached single garage is a great asset to the property, providing secure parking or extra storage.

Enjoy excellent public transport links and easy access to local amenities, whether it's picking up the essentials or grabbing a coffee with friends. You'll also love the nearby walking and cycling routes, offering the perfect escape into nature whenever you fancy.

With a council tax band A, this is a brilliant chance to step onto the property ladder, or an excellent opportunity as a buy-to-let. Don't miss out—get in touch today to arrange your viewing and discover the potential this home has to offer!

ENTRANCE PORCH 6'3" x 3'10" (1.90m x 1.17m)
UPVC double-glazed entrance door | Door to kitchen

KITCHEN 15'2" max x 8'2" max (4.62m max x 2.49m max)
Fitted with wall & base units incorporating; gas hob & extractor hood, electric oven, single bowl sink and drainer, plumbing and space for a washing machine, space for fridge-freezer | UPVC double-glazed window | Radiator | Central heating boiler

LOUNGE 15' max x 12' 2" (4.57m x 3.71m)
UPVC double-glazed French doors and windows | Radiator | Open staircase to first floor | Fireplace with 'Adams' style surround, inset & hearth

LANDING
Doors to bedrooms and a storage cupboard | Loft access hatch

BEDROOM ONE 11' max x 8'7" max (3.35m max x 2.61m max)
UPVC double-glazed windows (dual aspect) | Fitted wardrobes | Radiator

BEDROOM TWO 9'5" x 9'8" (2.87m x 2.94m)
UPVC double-glazed window | Radiator

BEDROOM THREE/BOX ROOM 6'5" max x 6'2" max (1.95m max x 1.88m max)
UPVC double-glazed window | Radiator
(both measurements over stair bulkhead)

BATHROOM
White bathroom suite | Bath | Pedestal wash-hand basin | Close-coupled W.C. | UPVC double-glazed frosted window | Radiator

EXTERNALLY
Paved town garden to the front with wall and wrought iron boundary and gate | Side access to rear paved courtyard garden

GARAGE
Detached | Accessible from Middleton Street





PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Gas central heating with radiators
 Broadband:
 Mobile Signal Coverage Blackspot: No known issues
 Parking: Garage and 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.

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.

