



Queen Street | Amble | NE65 0BX

Offers in region of: £235,000

This well-presented three-bedroom detached house located in the heart of the coastal town of Amble features flexible living spaces, a private courtyard with off-street parking, and is ideal for families or investors, currently serving as an attractive holiday let.

ROOK
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DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

OFF-STREET PARKING

VIEWS AT THE REAR

NO CHAIN

FREEHOLD

CENTRAL LOCATION

For any more information regarding the property please contact us today

23 Queen Street, Amble NE65 0BX

Welcome to this delightful detached house, perfectly positioned in the heart of the charming coastal harbour town of Amble, also offering stunning views at the rear across to the marina, Coquet estuary, and the sand dunes beyond. Presenting in good condition throughout, this well-presented home is ideally suited for families and investors alike, currently operating as an attractive holiday let.

Step inside to find two spacious reception rooms offering plenty of flexibility for entertaining or relaxing. The first reception room features a lovely fireplace, making it the ideal spot to curl up on chilly evenings, and the second is a sizeable dining room. The home also benefits from a well-equipped kitchen, shower room, and three inviting bedrooms. The first and second bedrooms are both comfortable doubles, while the third single bedroom currently features bunk beds—ideal for children or guests.

One of the unique highlights is the private courtyard garden, offering double gate access that allows for secure off-street parking—a rare find in such a central location. Enjoy peaceful outdoor moments, soak up the fresh coastal air, or simply admire the coastal views from the rear of the home.

Beyond your doorstep, you'll find public transport links, local amenities, beautiful green spaces, and scenic walking and cycling routes, all within easy reach. Whether you're looking for a sound investment or a ready-to-move-in family home, this charming property could be your perfect match. Book a viewing today to experience Amble living at its finest!

ENTRANCE HALL

Double glazed composite entrance door | Double-glazed window | Laminate floor | Staircase to first floor | Door to lounge and dining room

LOUNGE 15'2 x 13'9

UPVC double-glazed windows to front & rear | Radiator | Decorative marble effect fireplace and hearth, free-standing electric imitation fan-heater stove | Under-stairs cupboard | Door to hall

DINING ROOM 15'2 x 9'4

UPVC double-glazed window | Radiator | Storage cupboard | Laminate floor | Door to kitchen and hall

KITCHEN 13'6 x 6'10

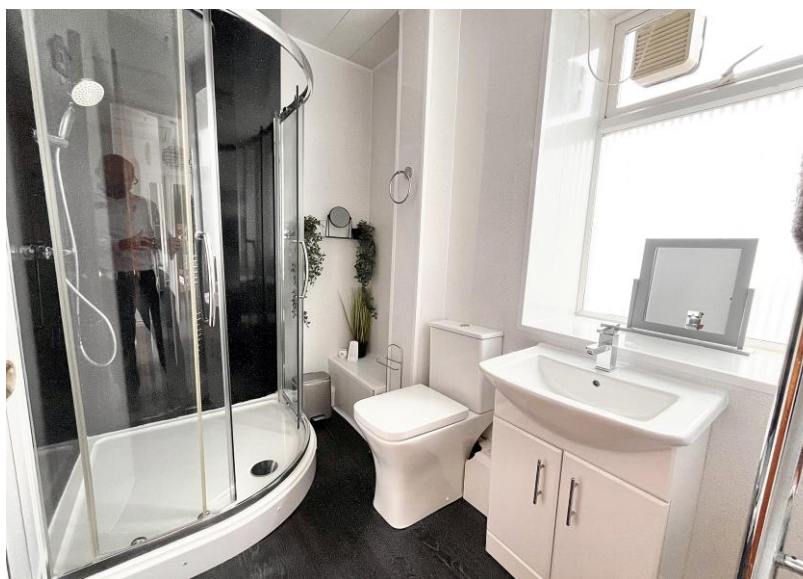
Fitted white wall & base units incorporating; 1.5 stainless steel sink, gas hob with extractor hood, electric oven, under-counter fridge & freezer, space for dishwasher, space for washing machine, housed central heating boiler

Tiled floor | Fully-tiled walls | UPVC panelled ceiling | Loft inspection hatch | Antique-style radiator | UPVC Double-glazed window | Double-glazed composite door | Half-glazed door to dining room

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LANDING

UPVC double-glazed window | Loft access hatch | Radiator |
Shelved linen cupboard | Doors to bedrooms and shower room

BEDROOM ONE 10'6 x 9'2

UPVC double-glazed window | views of marina and river |
Radiator

BEDROOM TWO 10'2 x 8'11

UPVC double-glazed window | Radiator | Views of marina and
river

BEDROOM THREE 10'3 x 5'9

UPVC double-glazed window | Radiator

SHOWER ROOM 7'5 x 5'3

Corner shower cubicle with mains shower | Close-coupled
W.C. | Cabinet with integrated wash-hand basin | Chrome
ladder-style radiator | UPVC double-glazed window | Laminate
floor | Extractor fan

EXTERNALLY

Private & enclosed courtyard with double timber doors leading
through to Queen Street | Cold water tap | Shed with power &
lighting and a separate store | Courtesy lights

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: 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.

RESTRICTIONS AND RIGHTS

Conservation Area - Yes

BUILDING WORKS

Any known planning permissions or proposals in the immediate
locality: Yes

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: Exempt as currently used as a holiday let

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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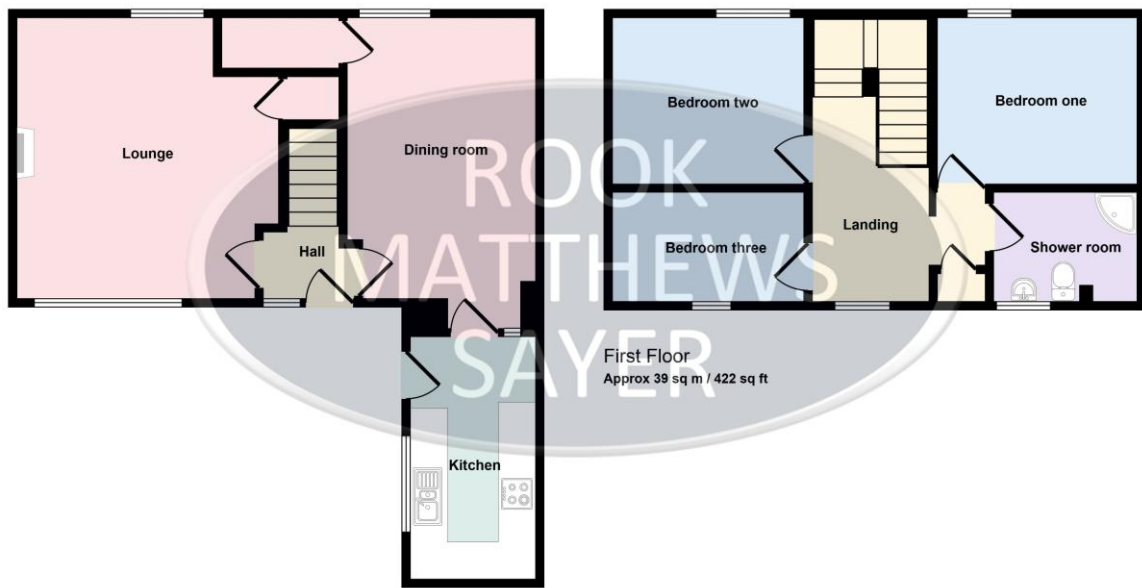
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FLOOR PLAN

Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

First Floor
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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