



George Street | Amble | NE65 0DW

£195,000

Occupying a fabulous central location just a few moments from all the shops, cafes and restaurants in the heart of the traditional and characterful harbour town of Amble, a well presented three bedroom semi detached needing some updating. This is a great opportunity to purchase a lovely property which is bright and airy with good sized accommodation throughout.

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THREE BEDROOM SEMI

BRIGHT AND AIRY

FABULOUS CENTRAL

EXCELLENT SIZE ROOMS

ON THE DOORSTEP TO HARBOUR

GARDENS TO FRONT AND REAR

REQUIRES SOME UPDATING

VIEWING RECOMMENDED

For any more information regarding the property please contact us today

The entrance door opens into a welcoming hallway with stairs to the first floor and the inviting lounge with archway though to the dining room features a bay window that floods the room with natural light. The central fireplace creates a cosy feature and the dining room has ample space for a table and chairs. The kitchen has been extended and L-shaped with wall and base units and space for appliances. The side door leads to the wide pathway to the side of the property and into the rear garden. From the landing, the bedrooms are all generous and the bathroom is bright and colourful. From the rear bedroom window there are views to the grassy area with a walk accessing the harbour. Outside the garden to the front is bordered by a wall and a pathway leads to the entrance door and to the gated side pathway. The mature garden to the rear is mainly lawn with flowering plants and shrubs and a hardstanding is a lovely outdoor space to sit and enjoy the warmer months of the year. The garden shed provides excellent garden storage and the garden is enclosed by timber fencing.

Amble is a popular and sought after coastal town with many shopping and leisure amenities. There is a regular bus service visiting the larger towns of Alnwick and Morpeth with connections as far afield as Newcastle and Berwick and the local train station in Alnmouth has a fast service to Edinburgh, Newcastle and beyond.

Just a short walk will bring you to the working harbour with retail pods, Little Shore Beach and Pier. Seasonal boat trips across to Coquet Island gives the opportunity of sightings on grey seals, roseate terns and puffins along with dolphins on a lucky day and the Sunday market is well worth a visit.

Travelling South along the coastal road in the village of Hadston is Druridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks.

Benefitting from gas central heating and uPVC double glazing, George Street will suit many types of buyers from young families to mature couples and the retired who are looking for a property in a desirable location on the doorstep of all the amenities.

T: 01665 713358

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ENTRANCE HALL

LOUNGE THROUGH TO DINING ROOM

LOUNGE 11'2" (3.71m) into bay x 12'6" (3.81m) max

DINING ROOM 11'9" (3.58m) max x 11' (3.35m) max

KITCHEN 10'8" (3.25m) max x 6'10" (2.08m) max plus 7'7" (2.31m) max x 6'10" (2.08m) max

LANDING

BEDROOM ONE 11'2" (3.40m) max x 10'11" (3.33m) max

BEDROOM TWO 11'3" (3.43m) max x 10'4" (3.15m) max

BEDROOM THREE 7'7" (2.31m) max x 7' (2.13m) max

BATHROOM

GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On Street

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: B

EPC RATING: D

AM0004649/LP/LP/22052025/v.1.



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"DoubleClick Insert Picture" FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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.