



St Cuthberts Avenue | Amble | NE65 0PZ

£175,000

x  x 3  x 1  x 1

Excellent Size Three Bedroom Semi Detached Property

**Requires Updating with Huge Potential
Gas Central Heating and Double Glazing
Viewing Strongly**

**Large Plot with Generous Gardens
Walking Distance to Amble
Popular Residential Area**

ROOK
MATTHEWS
SAYER

46 St Cuthberts Avenue, Amble NE65 0PZ

Boasting an above average size garden to the front and rear, perfect for the growing family, an excellent size three bedroom semi detached property located in a popular residential location within walking distance to all the shops, cafes and restaurants in the town centre and to the schools and leisure amenities. The property requires updating but provides a fabulous opportunity to acquire a super property with huge potential for the young and growing family, couples and anyone moving into the area. Benefitting from gas central heating and double glazing, the accommodation briefly comprises to the ground floor: entrance hall with stairs to the first floor, spacious lounge and separate dining room which are located to the front of the property and could be altered to create a through lounge and dining room. The kitchen requires updating and provides for plenty of space for units and white goods. A door to the rear leads into the garden. To the first floor from the landing there are two double bedrooms and a good size single along with a family bathroom with a white suite which is a little tired and needs replacing in time. Outside the property stands behind a large front lawned garden with pathway to the side main entrance door and subject to the usual consents and dropping the kerb, there is ample space for a driveway. To the rear the lawned garden is again of a generous size, bordered by timber fencing and there is an outbuilding which offers outdoor storage space.

Amble is a traditional harbour town with a huge community spirit and it is becoming one of the most popular destinations for buyers due to its proximity to the larger towns of Alnwick and Morpeth and the A1 with its road links from the north and south of the county and to the motorway network throughout the country. There are bus services to the local villages and to the larger towns with connections to Newcastle and Berwick and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Amble has its own Little Shore Beach with a Pier and breakwater which is a lovely walk with the occasional dolphin spotting and views across to Warkworth and the coastline. Amble Harbour Village with its retail pods, fish restaurants and coffee shops along with a busy Sunday market is well worth a visit and there are boat trips out to Coquet Island with sightings of grey seals and many bird species including roseate terns. If you are looking for a property in a characterful coastal town with plenty of facilities, St. Cuthberts Avenue is certainly one which deserves an internal viewing.

ENTRANCE HALL

LOUNGE 15'10" max x 10'11" max

DINING ROOM 11' max x 10'11" max

KITCHEN 12'1" X 6'11"

BEDROOM ONE 13'6" max x 10'22" max

BEDROOM TWO 12' max x 10'11" max

BEDROOM THREE 10'6" into door recess x 6'11" max

BATHROOM

GARDENS TO FRONT AND REAR

OUTBUILDING

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of concrete non-standard construction

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: TBC

AL009217/LP/CM/28.08.25 V1

EPC Coming Soon

ROOK
MATTHEWS
SAYER



T: 01665 510044

Alnwick@rmsestateagents.co.uk

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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.



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