



Ladbroke Street | Amble | NE65 0AS

**£325,000**

Occupying an enviable position overlooking Little Shore Beach and Pier and just moments away from the traditional Harbour, this superbly appointed and characterful three bedroom stone terrace property presents a rare opportunity to acquire a beach property with views across to the glorious coastline. Whether you are looking to purchase a full-time residence or holiday escape this is a fabulous home in one of Northumberland's popular seaside towns. This stunning property has had a creative renovation by its current owner carried out to a very high standard and is meticulously maintained throughout. The well-proportioned layout which has been enhanced creating a stylish interior. All three bedrooms benefit from en-suites and bedroom three is located on the ground floor which is perfect for anyone requiring this facility.

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 x 3  x 1  x 3

Stone built mid terrace

Close to town centre

Fabulous views across

All bedrooms have en-suites

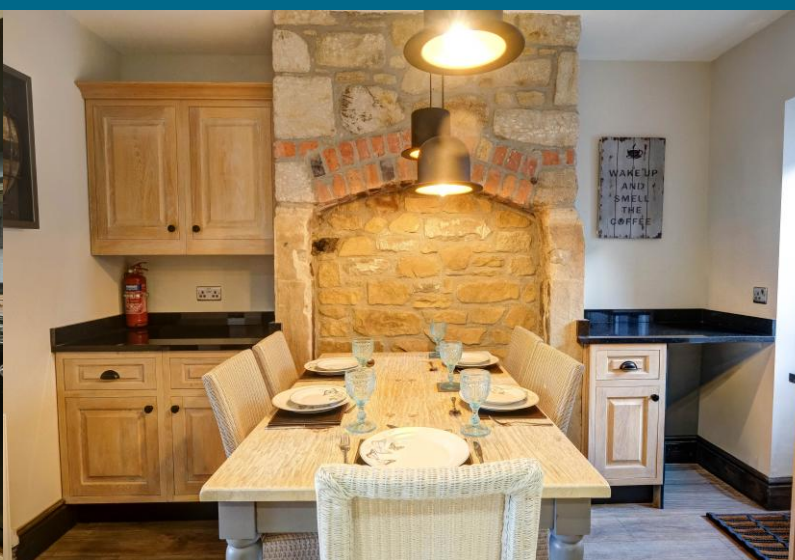
Well-proportioned rooms

Perfect for full time residence or holiday escape

Fully refurbished

Viewing strongly recommended

For any more information regarding the property please contact us today



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Upon entering the property, the lounge is spacious with an exposed stone wall and fireplace with a fitted wood burning stove. The lounge opens into the dining kitchen which is fully fitted with an attractive range of units, silestone worktops and integrated appliances, gas hob, electric oven and extractor together with a fridge freezer and dishwasher. The rear lobby gives access to bedroom three which is a single room with an en-suite shower room. From the landing there are two double bedrooms, the rear having an en-suite bathroom with a separate shower cubicle and the main bedroom with an en-suite shower room. There are stunning views from the window across to the beach, pier and out to see with the coastline of Warkworth along to Dunstanburgh Castle in the distance. Outside to the rear the walled courtyard provides a private space to sit and enjoy the warmer months of the year and the gate to the rear opens to lane.

Amble has become a vibrant town and well regarded with both local residents and those moving into the area. The property is just a short walk to the town centre with many shops, cafes and restaurants and to the harbour with a selection of fish restaurants and coffee shops. The retail pods and the Sunday market is well worth a visit. Amble provides all the amenities you need however for a wider range of shops, Alnwick and Morpeth are within easy reach. The bus service is regular to the larger towns with connections further afield and the train station in Alnmouth has a fast train service to Edinburgh, Newcastle and beyond.

This property is a great choice for retirees and mature couples along with families and those looking for views of the sea – an early viewing of this exceptional home is strongly recommended.

#### ENTRANCE DOOR

LOUNGE 17'5" (5.1m) max x 11'10" (3.61m) max

#### DINING KITCHEN

13'10" (4.22m) max x 12'11" (3.94m) into door recess

#### REAR LOBBY

BEDROOM THREE 9'8" (2.95m) max x 8' (2.44m) max

#### EN-SUITE SHOWER ROOM

#### LANDING

BEDROOM ONE 13'3" (4.04m) max x 11'10" (3.61m) max

#### EN-SUITE SHOWER ROOM

BEDROOM TWO 12'3" (3.73m) max x 10'11" (3.33m) max

#### EN-SUITE BATHROOM

#### REAR COURTYARD

#### PRIMARY SERVICES SUPPLY

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband:** Fibre to cabinet

**Mobile Signal Coverage Blackspot:** No known reception 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.

#### 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:** Awaiting EPC

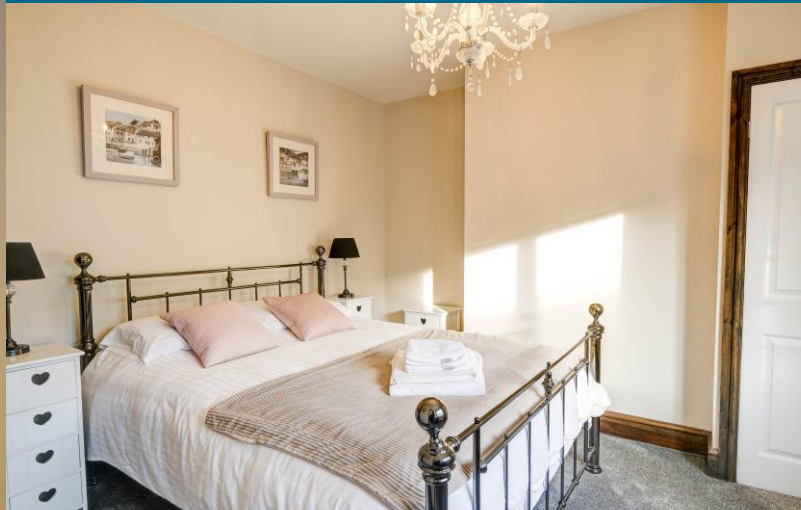


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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use 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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