



Gordon Street | Amble | NE65 0AT

**£180,000**

A prime location just one street away from Amble's Little shore beach, a three-bedroom stone terraced house offering fantastic potential for refurbishment.

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**MID-TERRACED HOUSE**

**CLOSE TO LITTLE SHORE BEACH**

**NO CHAIN**

**OPEN PLAN RECEPTION ROOMS**

**REFURBISHMENT OPPORTUNITY**

**ON STREET PARKING**

For any more information regarding the property please contact us today

**21 Gordon Street, Amble, NE65 0AT**

Situated just one street back from the Little Shore beach in the ever-popular coastal town of Amble, this property on Gordon Street presents an exciting opportunity for buyers seeking a home by the sea with excellent potential. This charming terrace forms part of a characterful row of traditional stone houses, with the added appeal of a glimpse of the sea at the end of the street.

In need of updating and modernisation, the property offers a fantastic blank canvas for those looking to create a bespoke coastal retreat or a lucrative holiday-let investment. The ground floor comprises a living room open through to a dining area, providing a sociable and flexible space, with a compact kitchen located to the rear.

To the first floor, there are three bedrooms along with a family bathroom, offering well-balanced accommodation for a range of buyers. Externally, there is a small enclosed yard to the rear and the benefit of on-street parking.

Gordon Street remains a highly desirable location, popular with both owner-occupiers and investors alike, thanks to its proximity to the beach, harbour, and the many amenities that Amble has to offer.

This is a superb opportunity to acquire a coastal property with scope to add value in a sought-after setting.

**LIVING ROOM**

13' 8" max x 10' 10" (4.16m max x 3.30m)

**DINING ROOM**

16' 10" max x 12' 1" (5.13m max x 3.68m)

**KITCHEN**

10' 11" into door recess x 8' 7" into recess (3.32m into door recess x 2.61m into recess)

**BEDROOM ONE**

12' 2" x 8' 6" (3.71m x 2.59m)

**BEDROOM TWO**

11' 0" x 10' 4" (3.35m x 3.15m)

**BEDROOM THREE**

7' 9" x 6' 0" (2.36m x 1.83m)

**BATHROOM**

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## 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 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		
69-80	C		79 C
55-68	D	64 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.

