



Church Street | Amble | NE65 0DY

£195,000

A beautifully presented three-bedroom mid-terraced home ideally positioned close to the heart of Amble, offering stylish, ready-to-move-into accommodation perfectly suited as a main residence, holiday home or successful holiday-let investment. Featuring quality finishes throughout including solid oak internal doors, a spacious open-plan dining kitchen with integrated appliances, bright sunroom and a modern family bathroom, the property also benefits from a sunny south-facing decked rear yard. Conveniently located for the town centre, local amenities and public transport links, and offered for sale with no onward chain, this is a fantastic opportunity to acquire a versatile coastal home in a highly sought-after location.

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MID TERRACED HOME

FULLY DECKED REAR YARD

THREE BEDROOMS

TOWN CENTRE LOCATION

OPEN PLAN DINING KITCHEN

A SUCCESSFUL HOLIDAY LET

STYLISH INTERIOR

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated within easy reach of the town centre and ideally placed for local amenities and public transport links, this beautifully presented mid-terraced home offers stylish and versatile accommodation, currently operating successfully as a second home and holiday-let rental. With no onward chain, the property presents an excellent opportunity for a range of buyers including investors, holiday-home purchasers or those seeking a well-appointed permanent residence in the heart of Amble.

The accommodation is finished to a high standard throughout and benefits from quality solid oak internal doors, contemporary décor and a bright, welcoming feel. The entrance hall leads to a useful ground floor WC, a comfortable front-facing living room and an impressive open-plan dining kitchen to the rear. The dining area provides an excellent entertaining space with space for both a relaxed seating and dining area, flowing through to the contemporary fitted kitchen featuring integrated appliances, sleek units and a glazed roof allowing for plenty of natural light.

To the rear, the sunroom provides an additional reception area overlooking the south-facing rear yard, creating an ideal space to relax throughout the year with direct access outside.

To the first floor are three bedrooms, two of which are generous doubles, together with a stylish family bathroom incorporating both a bath and separate shower cubicle with contemporary fittings and finishes.

Externally, the enclosed rear yard enjoys a sunny south-facing aspect and has been fully decked for ease of maintenance, complete with gated rear access, power points, cold water tap and security lighting. Early viewing is highly recommended to appreciate the presentation, location and flexibility this attractive home has to offer.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to the premises

Mobile Signal Coverage Blackspot: No known issues

Parking: On-street

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 (the property is currently used as a holiday-let rental – therefore small business rates currently apply.

EPC RATING: D

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Entrance hall

Double-glazed composite entrance door, radiator, staircase to first floor, part-glazed double doors to living room, door to WC and part-glazed door to dining kitchen.

WC

Close-coupled WC, wash-hand basin with tiled splash-back, laminate floor, extractor

Living room (front) 10'2 x 14'11 (3.10m x 4.55m)

UPVC double-glazed window, radiator, laminate floor.

Dining kitchen (rear)

Dining area 14'10 plus recess into alcove x 13'9 (4.52m x 4.19m)

Radiator, laminate floor, storage cupboard, ceiling downlights, open to kitchen area and part-glazed door to sunroom.

Kitchen area 7'4 x 5'8 (2.24m x 1.73m)

Fitted contemporary wall & base units incorporating: single stainless-steel sink, electric hob and oven, extractor hood, glass splash-back, integrated dishwasher. UPVC double-glazed window, glazed roof.

Sunroom 7'11 x 8'3 (2.41m x 2.52m)

UPVC double-glazed windows and roof, UPVC double-glazed external door to rear, decked yard, radiator, laminate floor.

First floor landing.

Loft access hatch with pull-down ladders, doors to bedrooms and bathroom.

Bathroom (rear)

Bath with tiled surround and hand-held shower attachment, wet-wall panelled shower cubicle with electric shower, cabinet with integrated wash-hand basin and tiled splash-back, close-coupled WC, chrome ladder style radiator, UPVC double-glazed frosted window, ceiling downlights, extractor.

Bedroom one (rear) 8'9 plus alcove x 13'11 (2.67m x 4.24m)

UPVC double-glazed window, radiator, storage cupboard housing BAXI central heating boiler.

Bedroom two (front) 9'1 x 15'1 (2.77m x 4.59m)

UPVC double-glazed window, radiator.

Bedroom three (front) 7'2 x 6'10 min, (2.18m x 2.08m) 11'10 (3.61m) into door recess

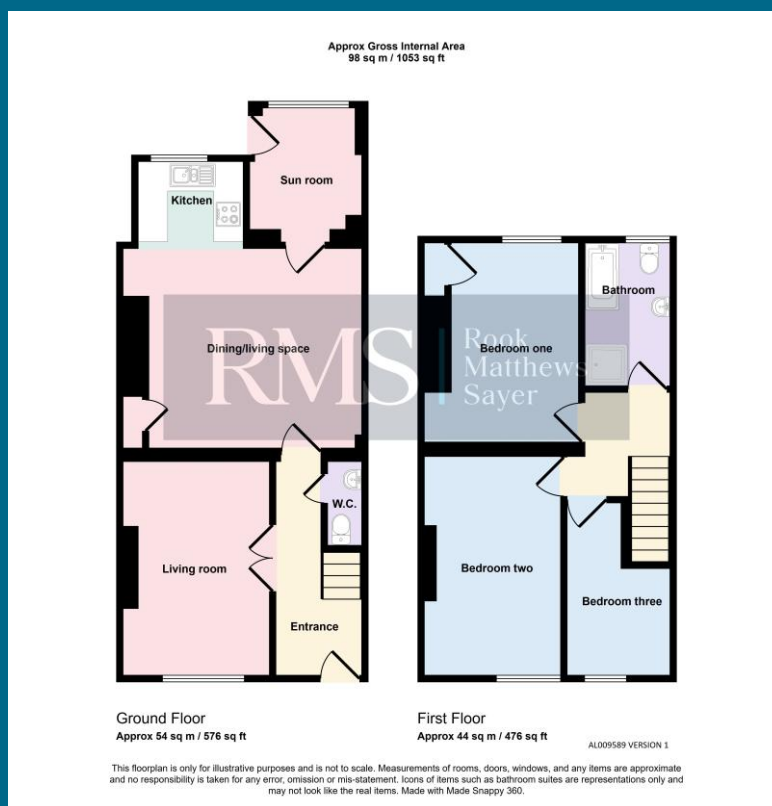
UPVC double-glazed window, radiator.

Externally

Rear yard with wall boundaries, fully decked, gate to rear lane, cold water tap, power sockets and security light

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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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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