



Gordon Street | Amble | NE65 0AT

£170,000

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

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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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

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

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	



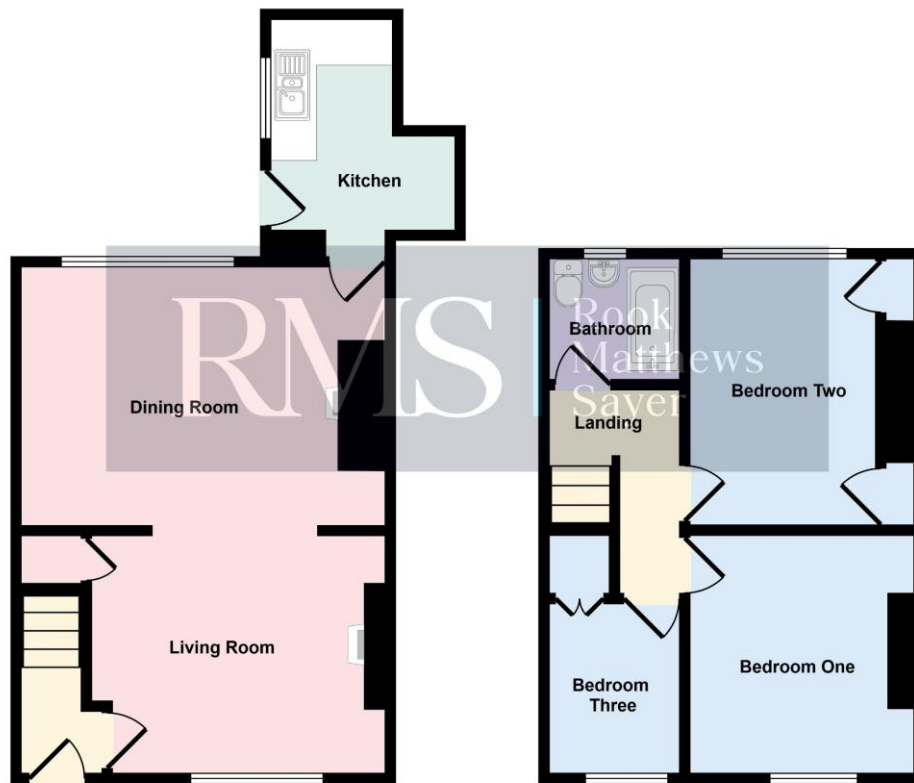
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Approx Gross Internal Area
71 sq m / 769 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009467 VERSION 1

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.

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.

