



Ivy Street | Amble | NE65 0PR

£225,000

Located in the popular and desirable harbour town of Amble conveniently close to all local amenities and transport links, this immaculately presented four bedroom double fronted family home is ideally suited to many types of buyers from the young families to the mature couples and retirees or anyone looking to enjoy the best of coastal living in a town full of community spirit. Generously proportioned accommodation and benefitting from neatly tended gardens to front and rear along with a driveway and single garage to the rear, this is the perfect choice for anyone looking for a stunning home within walking distance to Little Shore Beach and Pier.

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 X 4  X 2  X 1

END TERRACED HOUSE

“STAR ITEM”

IMMACULATELY PRESENTED

GARDEN TO REAR

FOUR BEDROOMS

DRIVEWAY & GARAGE

TWO RECEPTION ROOMS

**POPULAR COASTAL
LOCATION**

For any more information regarding the property please contact us today

Upon entering, the entrance hall is welcoming with stairs leading to the first floor accommodation. The lounge which is situated to the front of the property is full of natural light. The striking feature of the ground floor is the dining kitchen, generously proportioned and perfect for everyday family living and entertaining. Fitted with a wealth of 'high-gloss' wall and base storage units along with contrasting worktops incorporating a breakfast bar and a sink unit and mixer tap. There is a fitted 5 ring gas hob with extractor over and an electric oven together with an integrated washer and dryer and space for a fridge freezer and there is a further plumbing for a dishwasher if required. The pantry cupboard under the stairs provides space for 'not to be seen' items and the boiler is neatly tucked away with a fitted wall cupboard and luxury vinyl flooring and tiled splashbacks to the walls. The kitchen accesses the dining room to the side which is a versatile and flexible room with dual aspect windows and can be utilised as a multi-function room.

To the first floor, the landing has a useful storage cupboard and access to the loft space via a drop down ladder and which is boarded. The bedrooms are of an excellent size with three doubles a good size single to the front. The double bedroom to the front has fitted wardrobes and the main bedroom being particularly spacious with dual aspect windows. The shower room is beautifully fitted with a double walk in shower cubicle with shower unit, vanity wash hand basin with storage cupboards and low level w.c. finished with a towel radiator, wet walling and luxury vinyl flooring.

Outside the gardens to the front stand behind a picket fence and gate with paving to the entrance door and the garden contains a variety of flowering plants and shrubs. To the rear there is a patio area ideal for 'al-fresco' dining or simply to sit, relax and enjoy the warmer months of the year. The garden is mainly lawned and bordered by timber fencing. To the rear of the garden there is a driveway with double gates opening to the rear lane and the single garage alongside is also accessed from the lane.

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Benefitting from gas central heating and upvc double glazing, this property is truly an exceptional home that ticks all the right boxes for modern living and an early viewing is highly recommended to fully appreciate all that this stunning property has to offer.

ENTRANCE HALL

LOUNGE 12'5" max x 11'6" max (3.78m x 3.51m)

BREAKFASTING KITCHEN 19'6" max x 12'6" max (5.94m x 3.81m)

DINING ROOM 19'2" max x 10'8" max (5.84m x 3.25m)

LANDING

BEDROOM ONE 19'3" max x 9'4" max (5.87m x 2.84m)

BEDROOM TWO 11'11" max x 10'5" max (3.63m x 3.18m)

BEDROOM THREE 12'2" max x 9'5" max (3.71m x 2.87m)

BEDROOM FOUR 8'10" max x 8'2" max (2.69m x 2.48m)

SHOWER ROOM

SINGLE GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

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: TBC

AL009678/DM/HH/30.06.2026/V.1





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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