



King Edward Street | Amble | NE65 0ES

£165,000

A stylish and well-presented two-bedroom home just moments from Amble's town centre, featuring a bright open-plan living space, modern kitchen, and updated shower room. With two double bedrooms, outdoor space, a useful outbuilding, and no onward chain, it's an ideal ready-to-move-into home, holiday retreat, or investment.

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MID-TERRACED HOUSE

TWO DOUBLE BEDROOMS

CENTRAL LOCATION IN A POPULAR COASTAL TOWN

GAS CENTRAL HEATING VIA COMBI BOILER WITH RADIATORS THROUGHOUT

SPACIOUS OPEN-PLAN LIVING & DINING ROOM, IDEAL FOR MODERN LIVING

REAR YARD, PLUS VERSATILE OUTBUILDING WITH UTILITY POTENTIAL

CONTEMPORARY KITCHEN & RECENTLY RE-FITTED SHOWER ROOM

ENCLOSED FRONT TOWN GARDEN WITH GATED PEDESTRIAN ACCESS

For any more information regarding the property please contact us today

19 King Edward Street, Amble, NE65 0ES

Situated just a short distance from the centre of the popular coastal town of Amble, this beautifully presented two-bedroom mid-terraced house offers an excellent opportunity for a range of buyers, whether as a main residence, holiday home, or investment purchase. The property is tastefully maintained throughout and benefits from a spacious open-plan living and dining area, creating a bright and welcoming space ideal for both relaxing and entertaining. The modern kitchen is well-appointed, while the recently re-fitted upstairs shower room adds a contemporary touch.

Upstairs, there are also two generous double bedrooms, currently configured as a principal double bedroom with sliding mirrored wardrobes, and a comfortable twin room.

Additional features include gas central heating via a combi boiler with radiators throughout, ensuring year-round comfort.

Externally, the property boasts a rear yard along with a versatile outbuilding providing excellent storage or potential utility space, complete with plumbing for a washing machine, lighting, and power sockets. To the front, there is an enclosed town garden with gated access onto a pedestrian street.

Offered for sale with no onward chain, the property has previously been used as a second home and is ready for immediate occupation. Amble is a charming coastal town on the Northumberland coast, known for its relaxed seaside atmosphere and picturesque harbour. Often called the "friendliest port," it offers a blend of traditional maritime character and modern amenities, with independent shops, cafés, and a popular marina. Surrounded by stunning natural beauty, including nearby beaches and coastal walks, Amble is ideal for those seeking a well-connected lifestyle by the sea.

ENTRANCE VESTIBULE

UPVC double-glazed door | Radiator | Staircase to first floor | Door to lounge

LIVING ROOM/DINING ROOM

19' 0" x 14' 5" min into alcove, 17' 8" max (5.79m x 4.39m min into alcove, 5.38m max)

UPVC double-glazed windows to front and rear | Wood flooring | Ceiling downlights | Radiators | Cupboard housing gas combi boiler | Under stair storage cupboard | Doors to; entrance vestibule and kitchen

KITCHEN 7' 0" x 8' 9" (2.13m x 2.66m)

Fitted wall and base units incorporating; single stainless steel bowl and drainer | Gas hob with extractor hood | Electric oven | Space for fridge freezer | Tiled splashback

UPVC double-glazed door and frosted window to yard | Laminate floor | Ceiling downlights

FIRST FLOOR LANDING

Loft access hatch | Doors to bedrooms and bathroom

BEDROOM ONE (Front) 14' 9" x 9' 5" (4.49m x 2.87m)

UPVC double-glazed window | Mirror sliding door wardrobes | Radiator | Storage cupboard

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BEDROOM TWO (Rear) 10' 6" x 9' 3" (3.20m x 2.82m)

UPVC double-glazed window | Radiator

SHOWER ROOM (Rear)

Large corner shower cubicle with wet wall panels, rainfall head shower and separate hand-held attachment | Pedestal wash-hand basin | Close-coupled W.C. | Chrome ladder style radiator | Extractor fan | UPVC double-glazed frosted window

OUTBUILDING - UTILITY 7' 6" x 10' 7" (2.28m x 3.22m)

Light and power points | Cabinets with worktop | Plumbed for a washing machine

EXTERNALLY

Low maintenance front garden with artificial grass | Gravel border with planted bushes and a paved path to the front door | Wall and fence boundaries

Rear yard with wall boundaries and access to outbuilding

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Full Fibre Broadband is available in the area

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: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

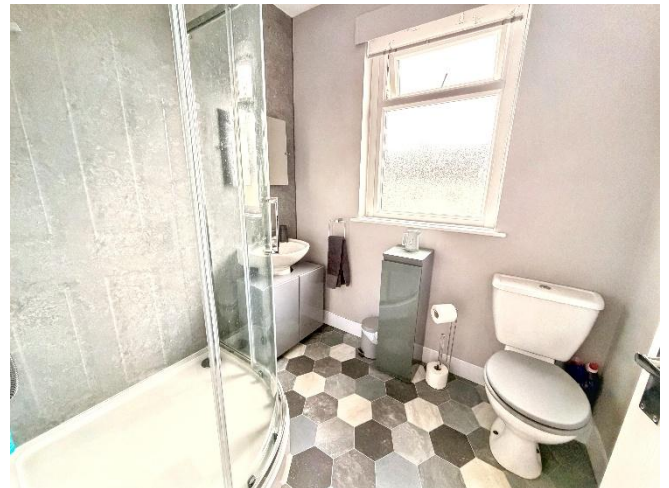
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Approx Gross Internal Area
66 sq m / 709 sq ft



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.

AL009547 VERSION 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.

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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