



Norham Drive | Amble | NE65 0GU

£165,000

Immaculately presented and offered with no onward chain, this superb three-bedroom freehold townhouse is ideally located in the heart of the thriving coastal town of Amble. Arranged over three floors, the property boasts a spacious open plan living space, a generous top-floor principal bedroom, a private low-maintenance garden and parking for two cars. Available fully furnished and currently operating as a successful holiday let, it offers an outstanding opportunity as a main residence, coastal retreat or investment purchase.

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MID-TERRACED HOUSE

NO ONWARD CHAIN

IN THE COASTAL TOWN OF AMBLE

DUAL ASPECT PRINCIPAL BEDROOM

OPEN PLAN LIVING, DINING AND KITCHEN

FRENCH DOORS TO GARDEN

LOW-MAINTENANCE REAR GARDEN

ALLOCATED PARKING FOR TWO VEHICLES

For any more information regarding the property please contact us today

Occupying a pleasant position within the popular coastal town of Amble, this immaculately presented freehold three-story mid-terrace house offers spacious and versatile accommodation, together with a private rear garden, parking for two vehicles and the significant advantage of no onward chain.

Currently operating successfully as a holiday-let property, the owners can offer the home fully furnished, presenting an excellent opportunity for those seeking a permanent residence, holiday home or investment property.

The accommodation is thoughtfully arranged over three floors. The ground floor features a bright and contemporary open plan living, dining and kitchen space, creating a superb social hub for modern living. French doors open directly onto the enclosed, low-maintenance rear garden, providing an ideal space for outdoor dining and relaxation. The kitchen is fitted with a breakfasting peninsula and incorporates an integrated gas hob, electric oven and extractor hood, whilst offering space for a washing machine and fridge freezer, which may be included within the sale. A convenient ground floor cloakroom/W.C. completes the accommodation on this level.

To the first floor are two bedrooms, comprising a double bedroom and a single bedroom, along with a well-appointed family bathroom featuring a bath with mains-fed shower over, glass shower screen and a contemporary ladder-style radiator.

Occupying the entire second floor is the impressive principal bedroom, a particularly generous room benefitting from a dual-aspect design and Velux windows which allow an abundance of natural light to flood the space. A useful storage cupboard is located off the small landing adjacent to the bedroom.

Externally, the property enjoys a private, easily maintained rear garden together with allocated parking for two cars.

Amble, known as "The Friendliest Port", is one of Northumberland's most sought-after coastal towns. Located at the mouth of the River Coquet, it offers an excellent range of local amenities including independent shops, cafés, restaurants, a bustling harbour and the popular Amble Harbour Village retail pods. The beautiful coastline, nearby beaches and coastal walks provide superb opportunities for outdoor enthusiasts, whilst the historic market town of Alnwick and excellent transport links to Newcastle make the area attractive to both residents and holidaymakers alike.

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LIVING ROOM KITCHEN

22' 0" x 12' 2" (6.70m x 3.71m)

Dual aspect room with a kitchen area, breakfasting peninsula, and seating area. Fitted wall and base units incorporating: 1.5 stainless-steel sink, integrated gas hob and electric oven with an extractor hood. Space for washing machine, space for fridge-freezer, cupboard housing gas boiler. Laminate floor, radiators, UPVC double-glazed French doors to rear garden, door to W.C.

W.C.

Close-coupled W.C., wall mounted wash-hand basin with tiled splashback, radiator, extractor, laminate floor.

BEDROOM ONE (second floor)

16' 1" x 8' 11" (4.90m x 2.72m)

Double-glazed Velux windows to front and rear, loft access hatch, radiator, storage cupboard off second floor landing.

BEDROOM TWO (rear)

12' 10" x 12' 2" (3.91m x 3.71m)

UPVC double-glazed window, radiator, laminate floor.

BEDROOM THREE (front)

7' 7" x 5' 7" (2.31m x 1.70m) plus recess

UPVC double-glazed windows, radiator.

BATHROOM

5' 11" x 5' 6" (1.80m x 1.68m)

Mains shower and glass shower screen, pedestal wash-hand basin, close-coupled W.C., ladder style radiator, extractor.

EXTERNALLY

To the front a tandem parking space, motion activated porch light. A low-maintenance rear garden - mainly slate shingle and paved, fenced boundaries, power sockets, hot and cold water tap, light.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

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.

TENURE

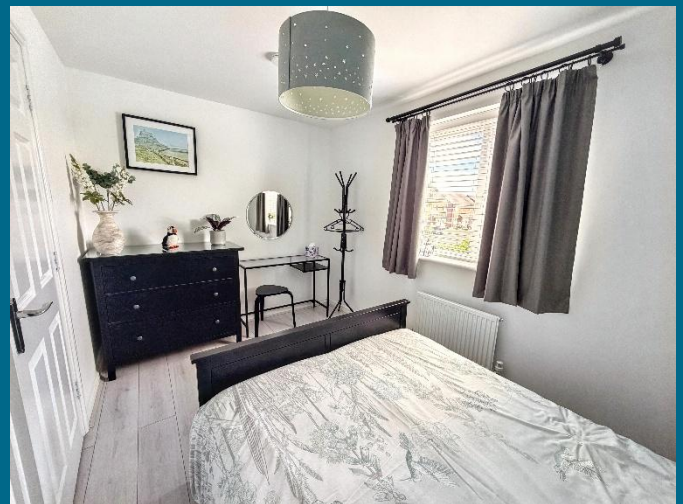
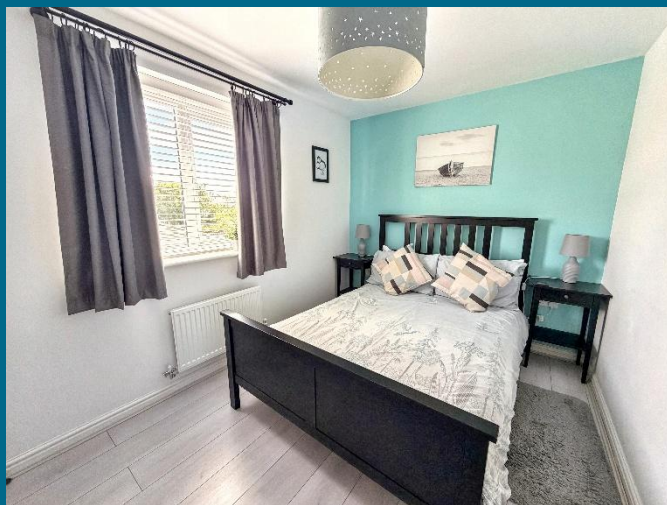
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

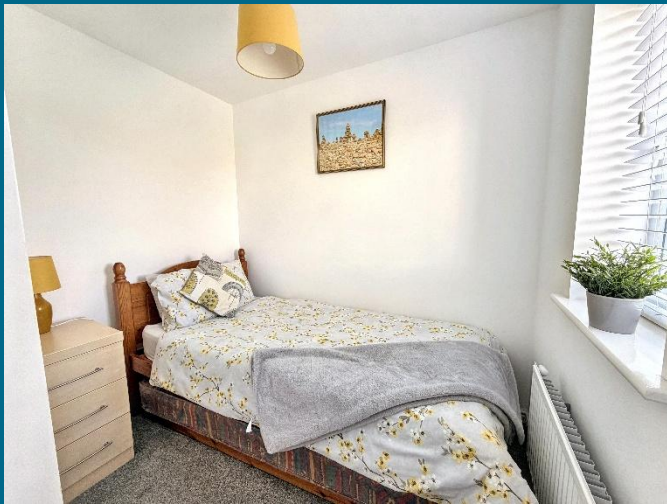
COUNCIL TAX BAND: Currently used as a holiday let rental, therefore small business rates apply. If used as a main residence it would be an 'A' Council Tax Band

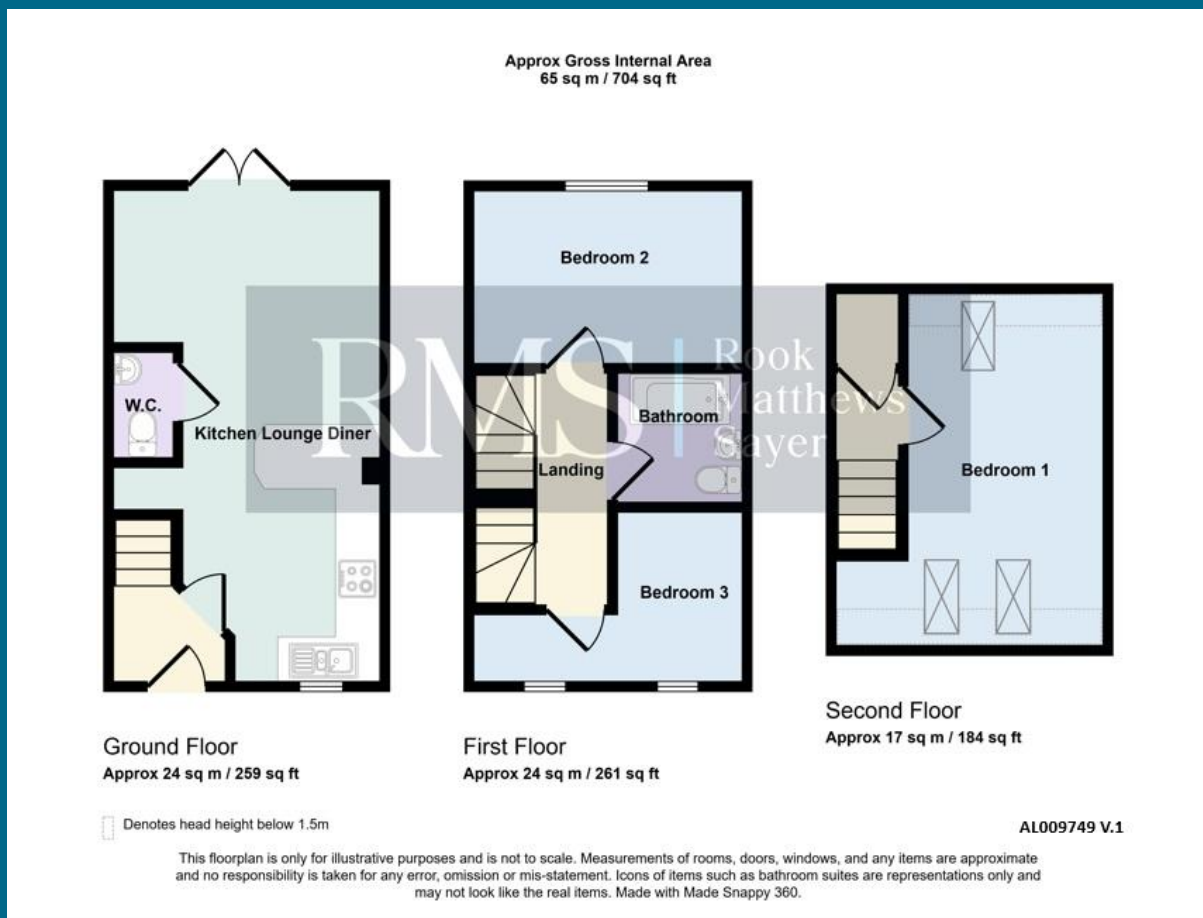
EPC RATING: C

AL009749.DM.VG.26/08/2026.V.1

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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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