



Blackwood Street | Amble | NE65 0BG

£185,000

No onward chain - coastal location!

Set in a desirable corner position just moments from Amble's beach and scenic coastal walks, this two-bedroom semi-detached home offers fantastic potential for buyers looking to put their own stamp on a property. With plenty of outside space surrounding the property, a bay-fronted living room, dining kitchen, sun porch extension and a rear bedroom with partial views over to the coastline, this is an ideal first-time buy, investment or downsizing opportunity in one of Northumberland's most popular seaside towns.

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SEMI-DETACHED

NO ONWARD CHAIN

SUN PORCH EXTENSION

COASTAL LOCATION

BAY-FRONTED LIVING ROOM

**VIEWS THROUGH THE HOUSES TO THE
COASTLINE**

For any more information regarding the property please contact us today

Available with no onward chain and enjoying a pleasant corner position within the popular coastal town of Amble, this semi-detached home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. With the beach and breathtaking coastal walks just a short distance away, the property is perfectly placed to enjoy everything that Northumberland's stunning coastline has to offer.

There is plenty of space around the property and a hardstanding, while the accommodation itself offers well-proportioned rooms throughout. The living room is situated to the front and features a lovely bay window, creating a bright and welcoming space.

To the rear, the dining kitchen is fitted with a double electric oven, gas hob, extractor hood, single stainless-steel sink and space for a fridge freezer. Beyond the kitchen is a useful sun porch extension. A handy utility cupboard houses the gas central heating boiler, installed in 2021, together with plumbing for a washing machine.

On the first floor are two double bedrooms and the family bathroom. The spacious principal bedroom to the front benefits from a walk-in bay window, fitted mirror-door wardrobes and a large over-stairs storage cupboard. The second double bedroom enjoys views through the houses to the coastline. The bathroom is fitted with a bath and mains-fed shower over.

This is an ideal purchase for first-time buyers, downsizers or investors seeking a home in a sought-after coastal location with scope to add value and personalise.

About Amble

Often referred to as "*The Friendliest Port*", Amble is a thriving seaside town located on the stunning Northumberland coastline. The town offers a bustling harbour, marina, independent shops, cafés and seafood restaurants, along with excellent access to sandy beaches, coastal walks and nearby attractions including Warkworth Castle and Druridge Bay. Amble continues to grow in popularity with both residents and visitors thanks to its relaxed coastal lifestyle and strong sense of community.

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LIVING ROOM

13' 11" X 14' 4" (4.14M X 4.37M)

KITCHEN/ DINING ROOM

7' 9" X 17' 8" (2.36M X 5.41M)

UTILITY CUPBOARD**SUN PORCH**

6' 4" X 12' 11" (1.93M X 3.05M)

BEDROOM ONE

12' 8" X 14' 5" (3.83M X 4.39M)

BEDROOM TWO

8' 11" X 10' 1" (2.72M X 3.07M)

BATHROOM

5' 6" X 6' 11" (1.68M X 2.21M)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

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: B**EPC RATING: D**

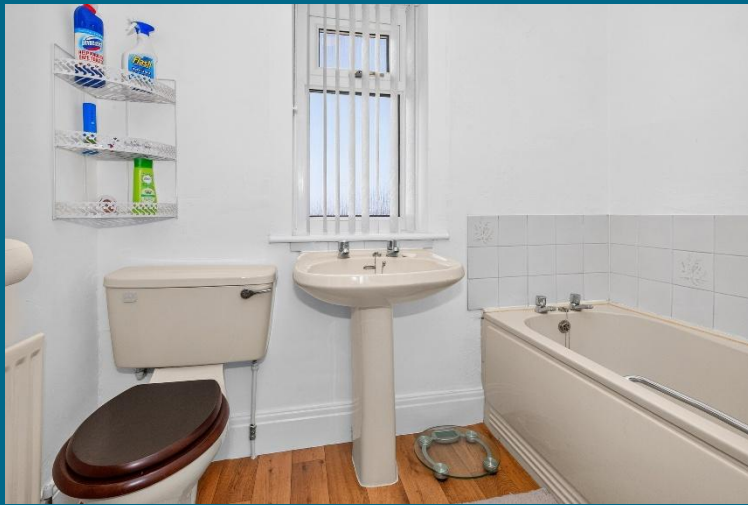
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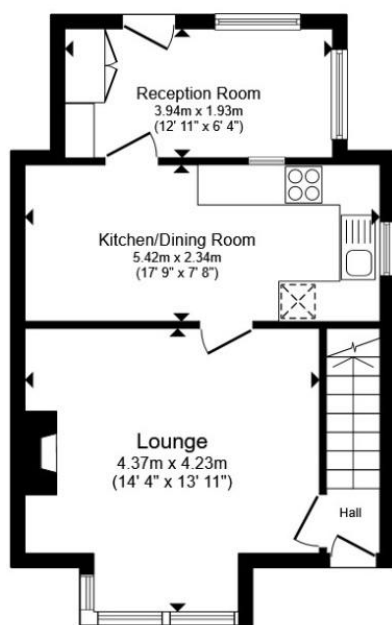
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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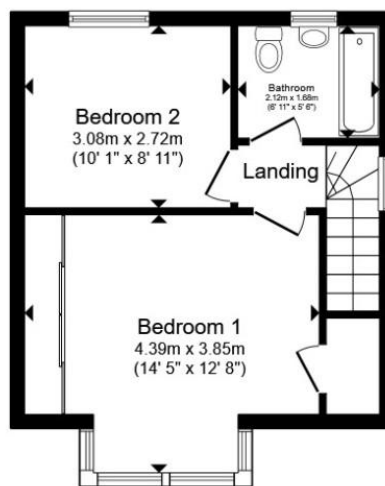
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Ground Floor



First Floor

Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.



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