

Dovecote Street | Amble | NE65 0DX

£195,000

Occupying a popular position within the thriving coastal town of Amble, this spacious four-bedroom home offers excellent potential for improvement and would make an ideal main residence, holiday home or investment property. With generous living accommodation, an attic room accessed via a staircase, gas central heating, and no onward chain, this is a fantastic opportunity to acquire a substantial property at an attractive price in one of Northumberland's most sought-after seaside locations.

RMS | Rook Matthews Sayer

X4 X2 X1

MID-TERRACED HOUSE

NO ONWARD CHAIN

COASTAL LOCATION

REAR YARD

ON-STREET PARKING

GAS CENTRAL HEATING

For any more information regarding the property please contact us today

Situated within the ever-popular coastal town of Amble, this generously proportioned property presents an excellent opportunity for buyers seeking a home with potential. Requiring some modernisation and decorative improvement, the property offers substantial accommodation over three floors and is available with no onward chain, sold as seen.

Amble continues to be one of Northumberland's most sought-after locations, proving popular with owner-occupiers, second-home purchasers and those looking to capitalise on the area's thriving holiday-let market.

The accommodation briefly comprises: entrance hall, a spacious living room and a generous dining room which opens into a kitchen extension at the rear, creating an excellent social and family space. Also located on the ground floor is a wet room which would benefit from refurbishment.

To the first floor are three bedrooms, including two good-sized double rooms and a useful third bedroom/home office. The family bathroom is particularly spacious and features both a walk-in shower and a separate bath.

A turned staircase provides access to the attic level, offering valuable additional space and benefiting from electric wall heaters, making it suitable for a variety of potential uses, subject to any necessary consents.

Externally, the property benefits from on-street parking to the front and a low-maintenance enclosed yard to the rear.

The property is understood to benefit from gas central heating via a combination boiler, with radiators throughout the main accommodation. While the property would benefit from cosmetic updating, including replacement kitchen units and general refurbishment, it represents excellent value for money given the size and flexibility of the accommodation on offer.

Early viewing is recommended to fully appreciate the potential of this substantial coastal property.

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

GROUND FLOOR:

LIVING ROOM
5.10m x 3.93m (16'9" x 1211")

DINING ROOM
4.73m x 4.01m (15'6" x 13'2")

KITCHEN
2.87m x 2.72m (9'5" x 8'11")

W.C.

FIRST FLOOR:

BEDROOM 2
4.20M X 2.63M (13'9" X 8'8")

BEDROOM 3
3.10m x 2.86m (10'2" x 9'5")

BEDROOM 4
4.13m x 2.12m (13'7" x 6'11")

BATHROOM

SECOND FLOOR:

BEDROOM 1
6.33m x 4.83m (20'9" x 15'10")

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fill fibre broadband available
Mobile Signal Coverage Blackspot: No known issues
Parking: On street

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: A

EPC RATING: TBC

AL009884.DM.VG.13/11/2026.V.1

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer











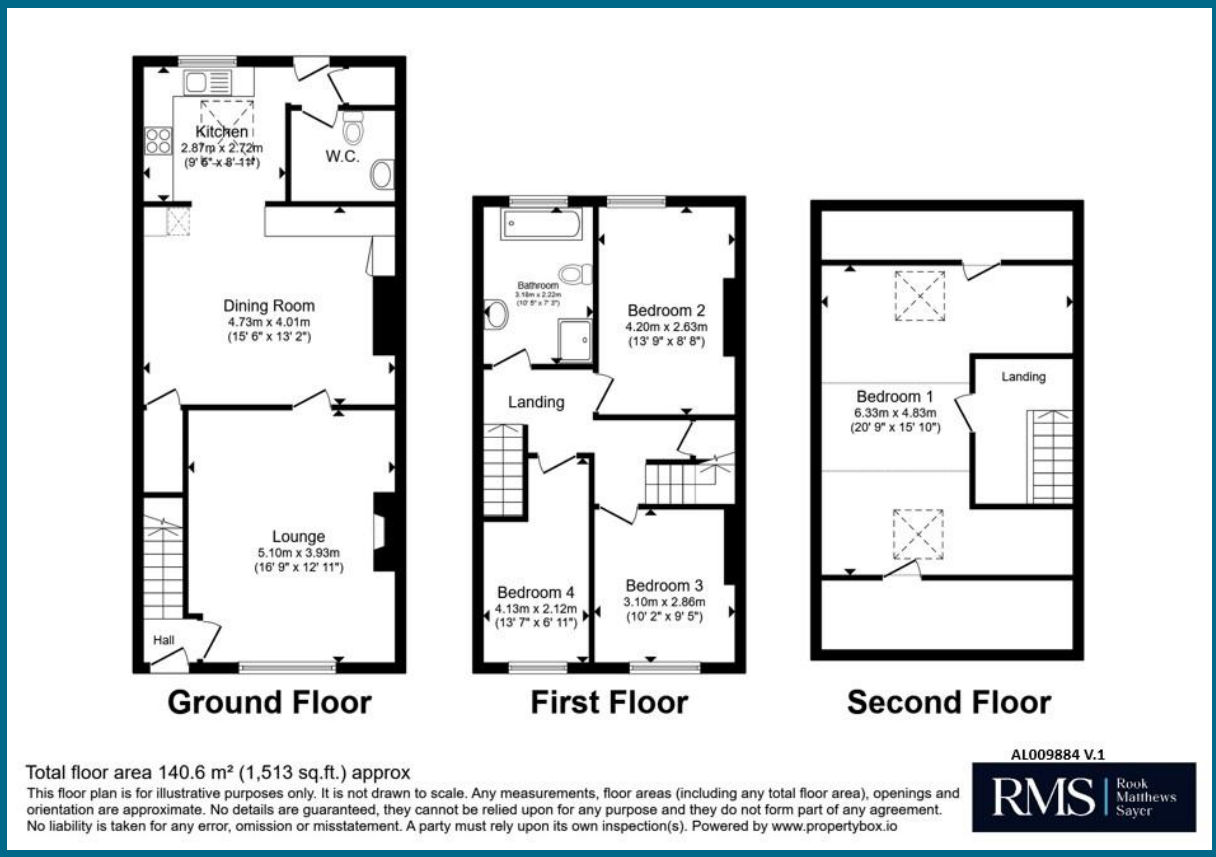


T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer







Total floor area 140.6 m² (1,513 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

AL009884 V.1

RMS | Rook Matthews Sayer

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.

The Property Ombudsman

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer