

High Street | Amble | NE65 0LS

£125,000

Spacious four-bedroom stone end terrace in the heart of Amble, offering excellent potential, no onward chain, and an ideal opportunity to create a superb family home within walking distance of the marina and town centre.

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x 4 x 2 x 1

END TERRACED HOUSE

TWO SEPARATE RECEPTION ROOMS

CENTRAL TOWN LOCATION

GAS CENTRAL HEATING

NO ONWARD CHAIN

EXCELLENT POTENTIAL

IN NEED OF MODERNISATION

REAR YARD WITH OUTHOUSES

For any more information regarding the property please contact us today

Situated right in the heart of Amble, this stone end-terraced home offers a fantastic opportunity for buyers seeking a spacious property with huge potential. Within easy walking distance of the town centre shops, marina, harbour area and the picturesque riverside walk through to Warkworth, the property enjoys an exceptionally convenient and sought-after location.

Requiring updating throughout, the accommodation provides generous living space and would make an ideal project for investors, developers, or buyers looking to create a substantial family home to their own taste.

The property currently comprises two separate reception rooms, a kitchen, four bedrooms — including three doubles and one single — and a family bathroom. Subject to the necessary consents, some purchasers may wish to reconfigure the ground floor by opening up the kitchen and dining room to create a modern open-plan dining kitchen and family space.

Externally, there is an enclosed rear yard with useful outbuildings providing additional storage.

Further benefits include gas central heating and the advantage of no onward chain, allowing for a smoother purchase process.

A rare opportunity to acquire a generously proportioned four-bedroom property in a central Amble location at an attractive price point.

Entrance vestibule
Entrance door, staircase to first floor, door to living room.

Living room (front) 13'3" x 15'11" (4.04m x 4.85m)
UPVC double glazed windows, electric fireplace, original cornice, radiator, fitted cabinets in one alcove. Step up to dining room

Dining room (rear) 9'2" x 11'7" (2.79m x 3.53m) plus door recess
UPVC double glazed window, radiator, doors to living room and kitchen.

Kitchen (rear) 7' x 13'8" (2.13m x 4.17m)
Fitted wall and base units incorporating; single stainless-steel sink, integrated gas hob, extractor hood, integrated electric oven, space for microwave, space for washing machine.

Tiled walls, radiator, under stairs walk in pantry, UPVC double glazed door and window to rear yard.

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First floor landing
UPVC double glazed window to side, double door linen cupboard also housing gas central heating boiler, doors to; bedrooms, bathroom, and W.C.

Bedroom one (rear) 9'5" x 13'8" (2.87m x 4.17m)
UPVC double glazed window, radiator.

Bedroom two (front) 8'10" x 15'10" (2.69m x 4.83m)
UPVC double glazed window, built-in wardrobes in one alcove, radiator, coving to ceiling.

Bedroom three (dual aspect) 8'9" x 15'10" (2.67m x 4.83m)
UPVC double glazed windows, radiator

Bedroom four (front) 7'8" x 12'6" (2.33m x3.81m) measured to widest points
UPVC double glazed window, built-in storage cupboard, radiator

Externally
Rear yard – concrete rear yard with wall boundaries and gate to the side. Includes a lean-to shed/store and a former coal house.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL Copper Wire
Mobile Signal Coverage Blackspot: No

Agents Note –

The property is being sold subject to Probate. Please speak to staff members for more information.

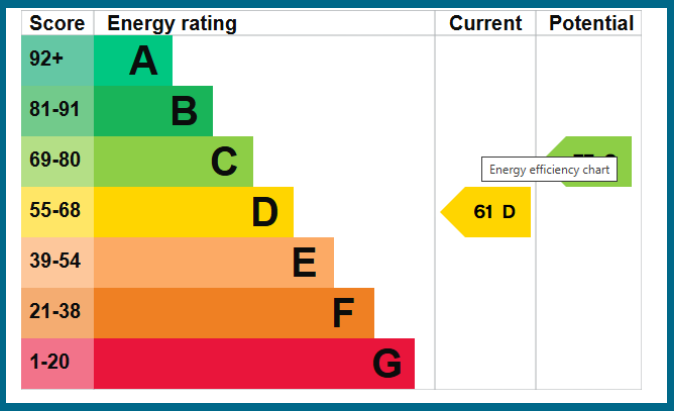
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D

AL009540/DM/HH/06.05.2026/V.2



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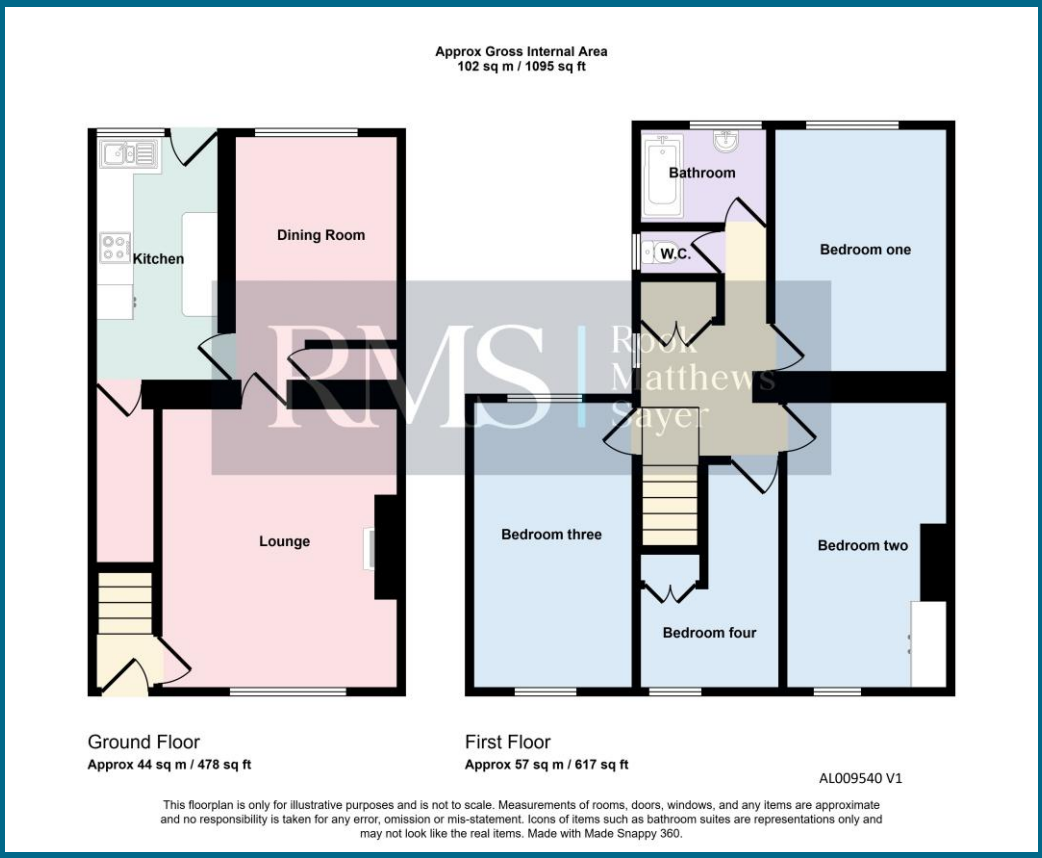


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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute 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.

The Property Ombudsman

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