

King Edward Street | Amble | NE65 0ES

£165,000

A beautifully presented coastal home offered with no onward chain, currently operating as a successful holiday-let and perfectly suited as an investment, second home or full-time residence. Featuring a stylish interior, contemporary kitchen and shower room, wood-burning stove, sunny front garden and enclosed rear yard, this turnkey property is ideally located within the thriving harbour town of Amble.

RMS | Rook Matthews Sayer

X2 X1 X1

GAS CENTRAL HEATING

NO ONWARD CHAIN

OPEN PLAN LIVING/DINING ROOM

WALKING DISTANCE TO HARBOUR

FRONT GARDEN AND ENCLOSED REAR YARD

IDEAL INVESTEMENT/ SECOND HOME

For any more information regarding the property please contact us today

Situated within the heart of the ever-popular coastal town of Amble, this stunning two-bedroom home presents a fantastic opportunity for a wide range of buyers and is offered to the market with the significant advantage of no onward chain. Beautifully styled throughout and finished to an exceptional standard, the property is currently operated as a successful holiday-let and would make an ideal investment purchase, lock-up-and-leave coastal retreat, second home, or a superb permanent residence in one of Northumberland's most sought-after seaside communities.

The accommodation is immaculately presented, combining period character with contemporary design and quality fixtures and fittings. An entrance vestibule leads into the impressive open-plan living and dining room, a welcoming and versatile space featuring attractive flooring, stylish wall lighting, decorative coving and a charming wood-burning stove creating a cosy focal point. The relaxed seating area overlooks the front garden, whilst the dining area benefits from fitted seating and provides an excellent space for entertaining family and friends.

To the rear of the property, the beautifully appointed kitchen has been thoughtfully designed with modern shaker-style units and integrated cooking appliances including a gas hob, extractor hood and electric oven. There is space for a dishwasher/washing machine, and a fridge-freezer. A breakfast bar offers additional informal dining space. A door leads directly to the rear yard, creating a seamless connection between indoor and outdoor spaces.

The first floor offers two well-proportioned bedrooms. The spacious principal double bedroom enjoys a pleasant front aspect and benefits from a large built-in storage cupboard, whilst the second bedroom overlooks the rear and is currently arranged with twin beds and ample space for bedroom furniture. Completing the accommodation is a luxurious contemporary shower room featuring a walk-in enclosure with rainfall shower and handheld attachment, stylish vanity storage, modern wet-wall panelling and chrome ladder radiator.

Externally, the property enjoys a low-maintenance gravelled front garden with a sunny aspect. To the rear is a generous, enclosed yard offering excellent outdoor seating and entertaining space, together with a cold-water tap.

With its stylish presentation, turnkey condition, coastal location and flexible appeal to both owner-occupiers and investors, this exceptional home is ready to be enjoyed from day one.

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LIVING/DINING ROOM
5.83m x 4.56m (19'2" x 15'0")

KITCHEN
5.00m x 2.33m (16'5" x 7'8")

BEDROOM ONE
4.59m x 2.89m (15'1" x 9'6")

BEDROOM TWO
3.29m x 2.82m (10'10" x 9'3")

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: FTTP
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: D

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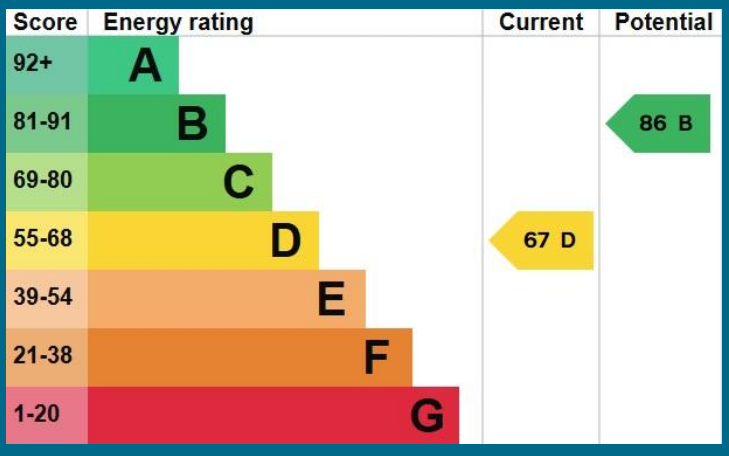

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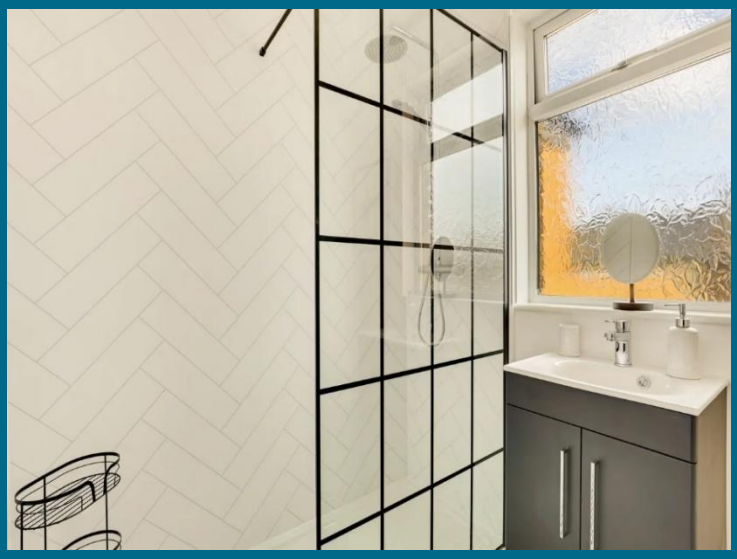





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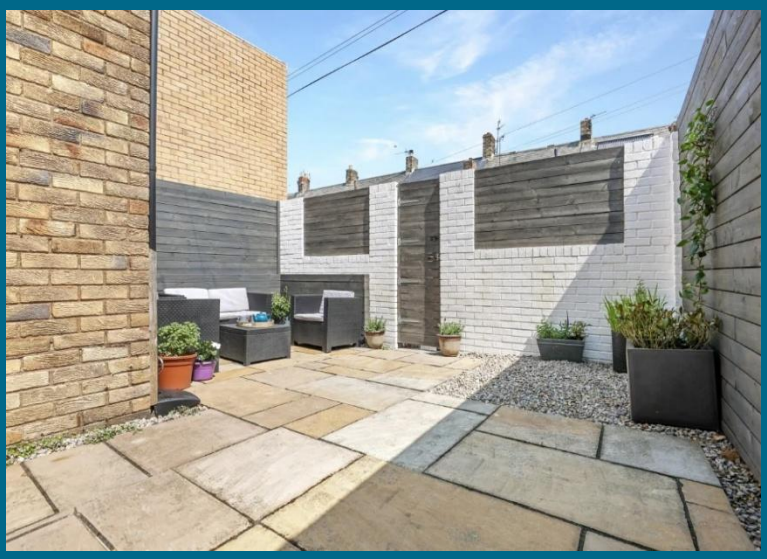



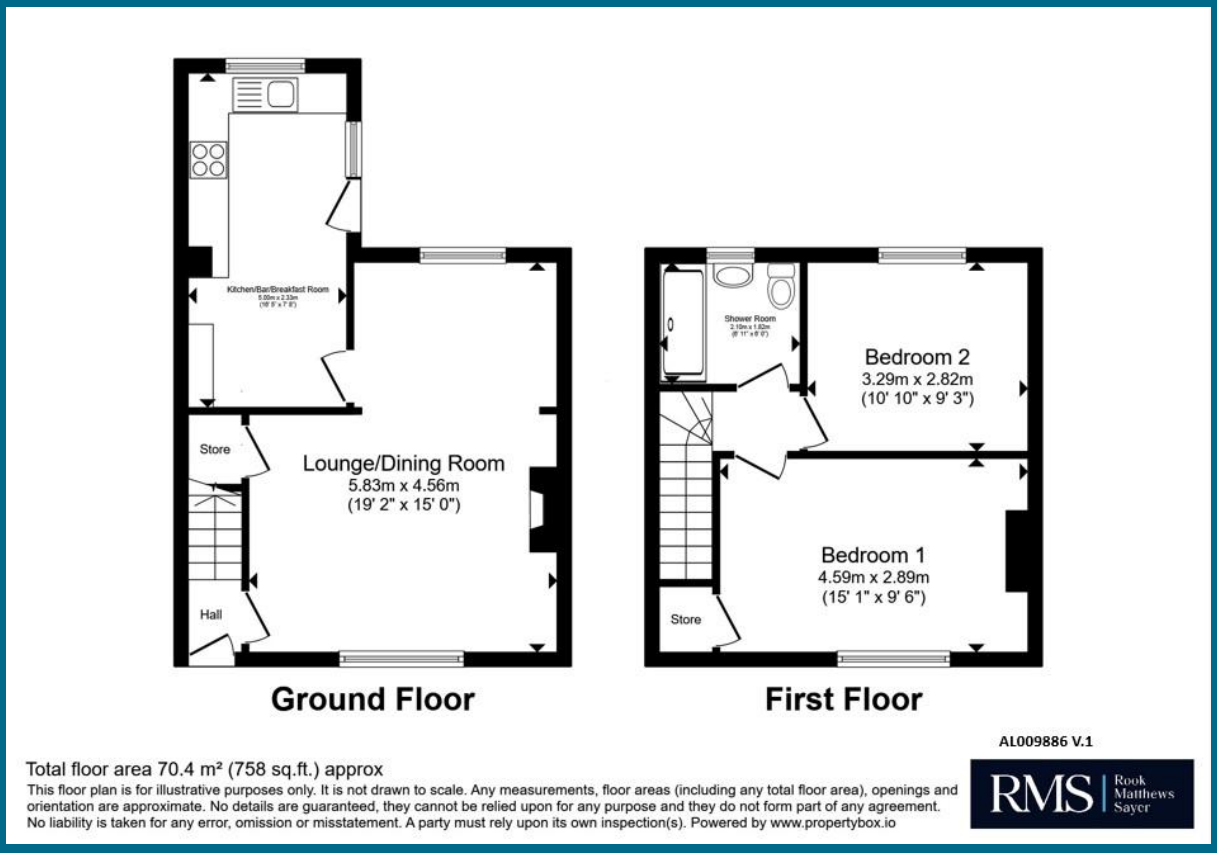

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Total floor area 70.4 m² (758 sq.ft.) approx

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.

The Property Ombudsman

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