

King Edward Street | Amble | NE65 0ES

Offers over £200,000

Stylish Coastal Living in the Heart of Amble. This beautifully presented three-bedroom stone-built home combines character features with contemporary comforts, offering spacious open-plan living and dining areas, a modern shaker-style kitchen, and a stylish bathroom. Ideally located within walking distance of shops, amenities and transport links, the property also benefits from an enclosed rear courtyard with folding timber doors, gas central heating, double-glazing, and is available with no onward chain.

RMS | Rook Matthews Sayer



STONE MID-TERRACED HOUSE

CENTRAL AMBLE LOCATION

ON STREET PARKING

NO ONWARD CHAIN

SOUTH FACING REAR COURTYARD

OPEN PLAN LIVING/DINING ROOM

For any more information regarding the property please contact us today

A beautifully presented three-bedroom stone-built mid-terraced home, ideally situated in the heart of Amble, just a short stroll from the town's bustling shopping street, local amenities and regular bus services. Currently operating as a successful holiday-let, the property offers spacious and versatile accommodation throughout, tastefully decorated in neutral tones and complemented by modern kitchen and bathroom fittings. Retaining a wealth of character, including stripped wood internal doors, the home seamlessly combines period charm with contemporary comforts and is offered for sale with no onward chain.

The accommodation begins with an inviting entrance hall featuring a solid wood entrance door, useful storage cupboard and recessed ceiling lighting. The impressive open-plan reception space is a standout feature of the property, creating a bright and sociable living environment. The lounge centres around a fireplace with gas fire, enhanced by original coving and ceiling rose, and flows effortlessly into the generous dining room. With an inset fireplace and double-glazed French doors opening onto the rear courtyard, the dining area provides an ideal space for entertaining and everyday family life.

To the rear, the stylish kitchen is fitted with a range of modern shaker-style units incorporating an electric oven, hob and extractor hood, together with space for additional appliances and a cupboard housing the gas combination boiler.

The first-floor landing gives access to three well-proportioned bedrooms and the contemporary family bathroom. The principal bedroom enjoys a pleasant front-facing aspect and features a period fireplace, whilst the remaining bedrooms offer flexible accommodation for family members, guests or home working. The bathroom is attractively appointed with a panelled bath, mains-fed rainfall shower with separate handheld attachment, integrated vanity storage incorporating the wash-hand basin and W.C., and a chrome ladder-style heated towel rail.

Externally, the property benefits from a private gravelled forecourt garden to the front which has a beautiful sunny south-west facing aspect to it. To the rear is an enclosed courtyard with folding timber doors.

With double-glazing, gas central heating, spacious open-plan living areas and an excellent central location close to the many attractions of this popular coastal town, this charming property is likely to appeal to a wide range of purchasers, including those seeking a permanent residence, holiday home or investment opportunity.

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LOUNGE
4.34m x 3.95m (14'3" x 13'0")

DINING ROOM
5.41m x 4.12m (17'9" x 13'6")

KITCHEN
4.23m x 2.09m (13'11" x 6'10")

BEDROOM ONE
3.80m x 3.27m (12'6" x 10'9")

BEDROOM TWO
4.31m x 2.80m (14'2" x 9'2")

BEDROOM THREE
3.30 x 2.46m (10'10" x 8'1")

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
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.

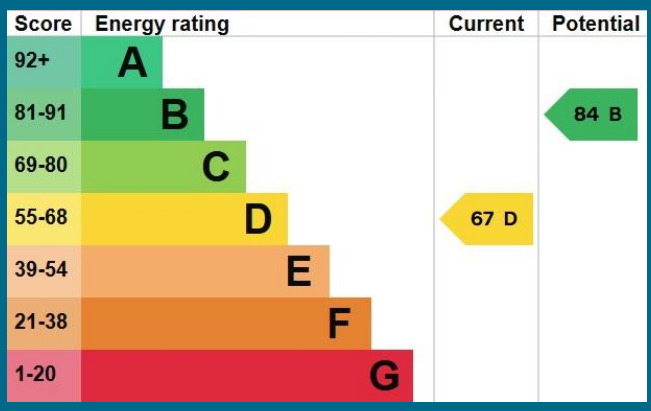
AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

AL009923.DM.VG.25/11/2026.V.2



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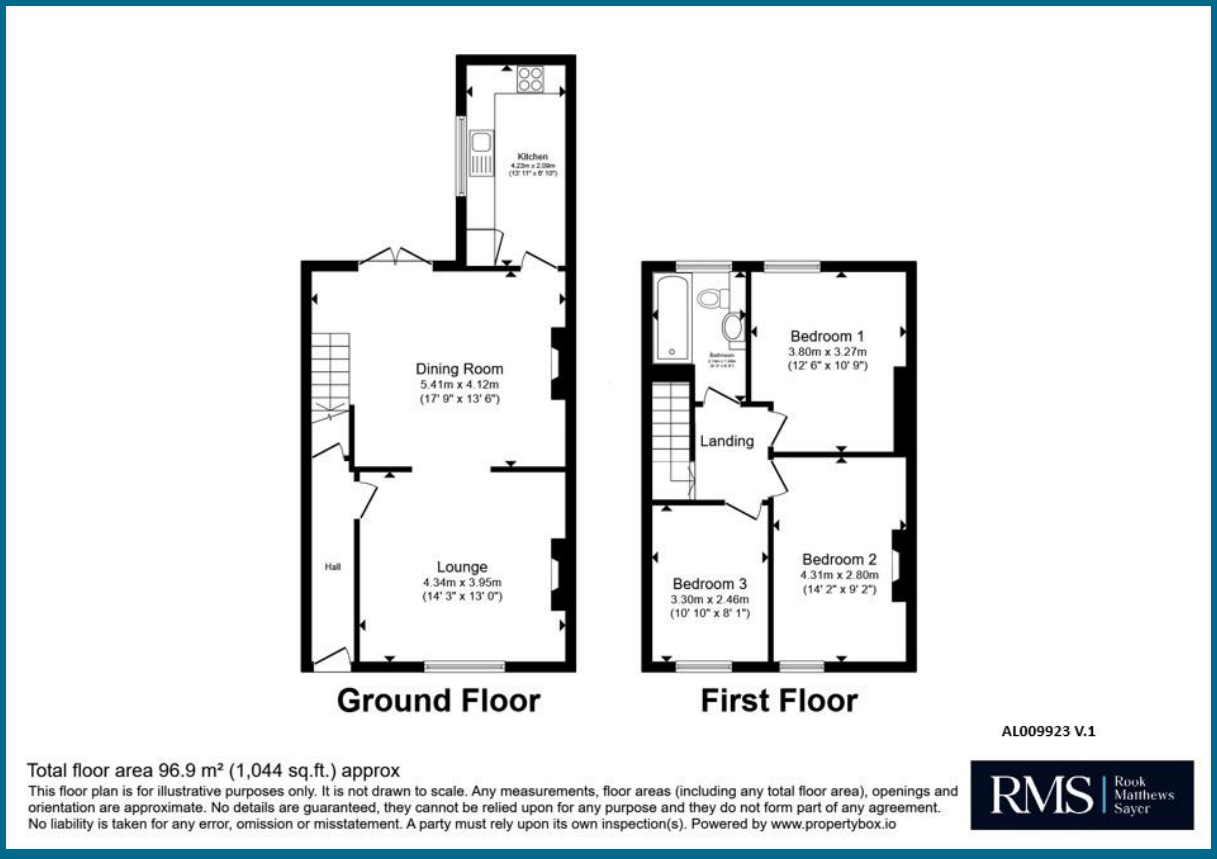


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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute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