



## High Street Amble

- Traditional Stone Mid Terrace
- Three Double Bedrooms
- Impeccably Presented
- Driveway and Courtyard
- Walking Distance to Town Centre

**£ 190,000**



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ROOK  
MATTHEWS  
SAYER

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# High Street

Amble NE65 0LE

Occupying a superb position within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier. The property benefits from double glazing, gas central heating along with off road parking and a pretty courtyard to the rear and with impeccably presented accommodation and generous living space, an early viewing is strongly recommended. Briefly comprising, entrance hall, lounge, superb breakfast kitchen with door to the rear seating area. From the landing to the first floor there are three double bedrooms, the main to the rear with fabulous views across to Warkworth Castle and there is a fitted bathroom. Outside as previously mentioned there is off road parking and the courtyard provides a lovely space to sit and enjoy the warmer months of the year. Amble is a thriving harbour town with plenty of shopping and leisure amenities and has a regular bus service to the larger towns of Morpeth and Alnwick and to the towns and villages beyond. The train station in Alnmouth provides a train service to Edinburgh, Newcastle with connections further afield and nationwide. Travelling south along the coastal will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a fabulous wide sandy bay. This is a great opportunity to purchase a traditional stone built mid terrace property offering bright and airy living space with parking in a popular and sought after coastal harbour town.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
 Water: MAINS  
 Sewerage: MAINS  
 Heating: MAINS  
 Broadband: NONE  
 Mobile Signal Coverage Blackspot: NO  
 Parking: DRIVEWAY

#### ENTRANCE HALL

LOUNGE 13'10" (4.22m) max x 12'6" (3.91m) max  
 DINING KITCHEN 19'1" (5.82m) max x 13'10" (4.22m) max  
 REAR PORCH  
 LANDING  
 BEDROOM ONE 13'11" (4.24m) max x 12'4" (3.76m) max  
 BEDROOM TWO 13'9" (4.19m) max x 9'10" (2.99m) max  
 BEDROOM THREE 10'9" (3.28m) max x 8'5" (2.57m) max  
 BATHROOM

#### MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: C

AM0004311/LP/LP/AM0004311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

16 Branches across the North-East

