



## Middleton Street Amble

- Mid Stone Terrace
- Requires Full Refurbishment
- Three Bedrooms
- Courtyard to Rear
- Coastal Location

**£130,000**

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ROOK  
MATTHEWS  
SAYER

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# Middleton Street

Amble NE65 0ET

Occupying a central location within walking distance to the town centre and Amble Harbour, a three bedroom traditional mid terrace property requiring a full refurbishment. This is a great opportunity for anyone looking for a project. Accommodation briefly comprises to the ground floor: entrance lobby, lounge, breakfast kitchen and to the first floor from the landing three excellent size bedrooms and a bathroom. The shopping and leisure amenities are close to hand and there are regular bus services to Alnwick, Morpeth and to the towns and villages in between together with links to further afield. The train station in Alnmouth provides access to Edinburgh, Newcastle and connections beyond. An early viewing is strongly recommended to fully appreciate the potential of this property.

## ENTRANCE LOBBY

**LOUNGE 16'3" (4.95m) max x 13'1" (3.99m) max**

**BREAKFAST KITCHEN 16'1" (4.90m) max x 9'5" (2.87m) max**

## BATHROOM

**BEDROOM ONE 16'6" (5.03m) max x 9'9" (2.97m)**

**BEDROOM TWO 10'4" (3.15m) max x 9'3" (2.82m) max**

**BEDROOM THREE 8'5" (2.57m) max x 7'5" (2.26m) max**

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

## 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.

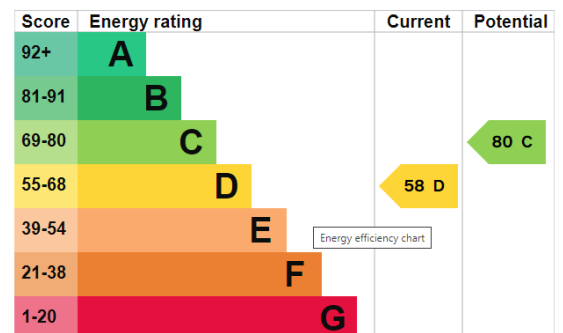
## TENURE

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: A**

**EPC RATING: D**

AM0004339/LP/LP/20022024/V.1.



**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.

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