



Percy Street Amble

- Detached Character Property
- Close to Town Centre and Harbour
- Four/Five Bedrooms
- Gardens and Off Road Parking
- Viewing Strongly Recommended

£325,000



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Percy Street

Amble NE65 0AG

A superb property full of character with excellent and versatile accommodation and bright and airy living space. This outstanding four/five bedroom detached property with one/ two receptions and two bathrooms lies within easy reach of the shops, cafes and restaurants in the town centre and to Amble Harbour Village with retail pods, Little Shore Beach and Pier, an early viewing is strongly recommended. Benefitting from gas central heating and double glazing, the accommodation briefly comprises: entrance hall, fabulous sitting room with apex ceiling and beams, bedroom four/office and shower room. From the inner hallway there is a lounge (currently used as a bedroom with sitting area), fitted dining kitchen, downstairs w.c. and side porch into the garden. To the first floor from the landing there are three double bedrooms and a superb bathroom with separate shower. Outside the gardens extend to the side and rear with an easy to maintain paved garden to the side and a lawn garden and seating area to the rear. Amble is a thriving harbour town with plenty of shopping and leisure amenities along with Amble Harbour Village with retail pods, cafes and fish restaurants along with Little Shore Beach and Pier. The regular bus service to Alnwick and Morpeth also visits town and villages further afield and the train station in Alnmouth has services to Edinburgh and Newcastle with connections nationwide. The historic village of Warkworth with its 13th century Castle and Hermitage is just a short drive away with lovely walks along the River Coquet and boasts its own wide sandy beach.

ENTRANCE HALL

SITTING ROOM 19'8" (5.99m) max x 14'3" (4.34m) max

BEDROOM FOUR/OFFICE 13'9" (4.19m) x 11' (3.35m) into wardrobes

SHOWER ROOM

INNER HALLWAY

LOUNGE/BEDROOM FIVE 19'2" (5.84m) x 12'5" (3.78m)

DINING KITCHEN 14'2" (4.32m) x 12'1" (3.68m)

SIDE PORCH

LANDING

BEDROOM ONE 14'1" (4.29m) into wardrobe x 11'11" (3.63m) max

BEDROOM TWO 11'9" (3.58m) x 10' (3.05m)

BEDROOM THREE 11'11" (3.63m) x 9'8" (2.95m)

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: OFF ROAD PARKING/CARPORT

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: D

AM0004401/LP/LP/28032024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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

