



## Hope Terrace Amble

- Three Bedroom Stone End Terrace
- Generous Accommodation
- Very Well Appointed and Presented
- Tucked Away Location
- Viewing Essential

**£195,000** offers in the Region of



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# Hope Terrace

Amble NE65 0NJ

Situated in a tucked away location within walking distance to Amble town centre shops, cafes and restaurants and to Amble Harbour Village, a traditional three bedroom stone terrace with bright and airy living space and generous accommodation throughout with well proportioned rooms and nicely appointed dining kitchen and bathroom. Benefitting from gas central heating and upvc double glazing an early viewing is strongly recommended. The accommodation briefly comprises: entrance porch, entrance lobby, spacious lounge and well appointed dining kitchen with Karndean flooring. To the first floor from the landing with a drop down ladder to the loftspace, there are three good sized bedrooms and a lovely bathroom. Outside a pathway leads from the rear of the property to the side where there is a garden shed and drying area and along to the sunny walled patio at the front with a south westerly aspect which is a great outdoor space to sit and enjoy the sunshine. The current owner parks outside the front of the property. Amble is a thriving coastal town with a traditional harbour with retail pods, fish restaurants and boat trips to Coquet Island to see many bird species and seals. There are plenty of shopping and leisure amenities with a local bus service visiting the larger towns of Morpeth, Ashington and Alnwick. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond and the A1 has motorway connections throughout the country. Druridge Bay Country Park is close to hand with a glorious wide sandy beach, countryside walks and a water sports lake. The property occupies a great position and is perfect for anyone looking for an immaculately presented property.

## ENTRANCE PORCH

## ENTRANCE LOBBY

LOUNGE 15' (4.57m) max x 15' (4.57m) max

DINING KITCHEN 13'5" (4.09m) max x 9'7" (2.92m) max plus 9'8" (2.95m) max x 9' (2.74m) max

## LANDING

BEDROOM ONE 15'1" (4.59m) max x 9'1" (2.77m) max

BEDROOM TWO 12' (3.66m) max x 11'11" (3.63m) max into door recess

BEDROOM THREE 8'2" (2.48m) x 4'11" (1.49m) plus 6'11" (2.11m) x 4'10" (1.47m) max

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: PARKING OUTSIDE PROPERTY ON LANE

## 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:** E

AM0004453/LP/LP/26062024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 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

