



Lindisfarne Road Amble

- Semi Detached Property
- Refurbished to a High Standard
- New Bathroom and Kitchen fitted by Bull and Stag Bespoke
- Viewing Strongly Recommended

£180,000



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Lindisfarne Road

Amble NE65 0EH

A stylish two bedroom semi detached property located in a popular and highly regarded location within walking distance to the town centre. This outstanding property has been meticulously refurbished to a very high standard including a rewire and boasting a new kitchen and bathroom supplied and fitted by Bull and Stag Bespoke who have a superb reputation in the area. Benefitting from double glazing and a new gas central heating system, the accommodation which is ready to move into briefly comprises to the ground floor: entrance hall, spacious lounge, kitchen fitted with a comprehensive range of units with sink unit and Grohe tap, quartz work surfaces and Bosch appliances and to the first floor there are two double bedrooms and a bathroom with Vado modern fittings, touch screen digital Vado shower with overflow bath filler together with mood lighting. Outside there is a driveway for off road parking and a garden behind a wall border. A side pathway leads to the generous rear garden which is lawned and bordered by timber fencing, the rear garden looks out onto a green area. Amble is a thriving harbour town with many shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. It is becoming a popular place to live with young couples and families, older families and the retired. Druridge Bay Country Park is just a short drive away with its watersports lake, countryside walks and a glorious wide sandy beach. The larger towns of Alnwick and Morpeth are within easy reach and Amble has a regular bus service to these towns and beyond. The train station in Alnmouth provides a service to Newcastle, Edinburgh and with connections nationwide. An early viewing of this exceptional property is strongly recommended.

ENTRANCE HALL

LOUNGE 15'8" (4.78m) max x 11'3" (3.43m) max

KITCHEN 10'9" (3.28m) x 8'2" (2.48m)

LANDING

BEDROOM ONE 15'8" (4.78m) x 9'10" (2.99m)

BEDROOM TWO 10' (3.05m) x 8'10" (2.69m) plus door recess

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is known to be on a coalfield and no 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.

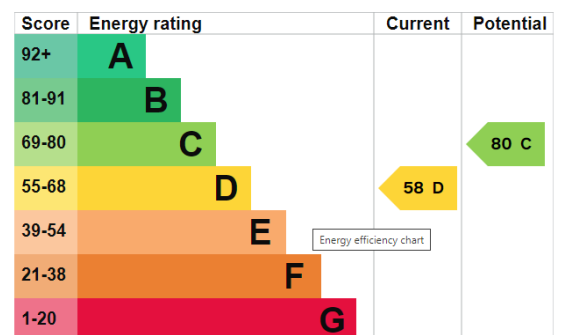
TENURE

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

AM0004376/LP/LP/04032024/V.2.



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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