



Second Avenue Amble

- Three Bedroom Detached
- Requires Some Updating
- Deceptively Spacious
- Two Receptions
- Viewing Recommended

£225,000



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Second Avenue

Amble NE65 0EH

A deceptively spacious three bedroom period stone detached property retaining many original features and situated in a central location within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The property offers superb and versatile living space with extended accommodation to the ground floor and benefitting from gas central heating and uPVC double glazing. Briefly comprising to the ground floor: entrance porch, entrance hall, lounge with decorative fireplace, sitting room through to dining room, fitted breakfast kitchen, rear lobby and downstairs shower room with utility cupboard. To the first floor there is a split landing with bathroom and shower and separate w.c. (these two rooms could be joined to create a larger bathroom). From the landing there are three good sized bedrooms. Outside to the rear there is an attractive courtyard which is a lovely place to sit and enjoy the warmer months of the year and to the front a further courtyard which is walled and a gate leads to the entrance porch. The property occupies a lovely position on a side lane in this thriving traditional harbour town of Amble which has become increasingly popular place to live with couples, young families and retired. The regular bus service visits Ashington, Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides a service to Edinburgh, Newcastle and beyond. A short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks. The pretty hamlet of Low Hauxley is a healthy walk along the sand dunes with a beach overlooking Coquet Island and a nature reserve with lakeside walks and the opportunity of many birdlife sightings. An early viewing of this fabulous property is strongly recommended to fully appreciate the potential to improve.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14'10" (4.52m) max x 12'11" (3.94m) max

SITTING ROOM THROUGH TO DINING ROOM 21'3" (6.48m) max x 11'11" (3.63m) max

BREAKFAST KITCHEN 14'8" (4.47m) max x 9'7" (2.92m) max

REAR LOBBY

SHOWER ROOM WITH UTILITY 9'4" (2.84m) max x 7' (2.13m) max

LANDING

BEDROOM ONE 12'11" (3.94m) max x 11' (3.35m) max

BEDROOM TWO 13'6" (4.12m) into wardrobe x 10'10" (3.30m) max

BEDROOM THREE 9'5" (2.87m) x 7'5" (2.26m)

BATHROOM

SEPARATE W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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.

AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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: tba

AM0004459/LP/LP/24072024/V.1



epc

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

