



## Allison Street Amble

- Two Double Bedroom Semi Detached
- Fabulous Interior
- Refurbished to an Exceptional Standard
- Garage and Gardens
- Viewing Strongly Recommended

**£195,000**



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# Allison Street

Amble NE65 0NX

A fabulously appointed and recently refurbished to the highest of specifications, an exceptional two double bedroom semi detached property offer the very best of modern living. With generous living space and benefitting from gas central heating, double glazing, newly fitted kitchen and bathroom along with a series of enhancements this property will impress any buyer looking for their main home, second home or holiday let. Situated in a quiet location within walking distance to the town centre with its many shops, cafes and restaurants and to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The accommodation briefly comprises to the ground floor: entrance porch, a welcoming entrance hall, spacious lounge through to a superb dining kitchen with a contemporary fitted kitchen with quartz worktops and an integrated oven with electric hob and extractor over, fridge freezer, washing machine and dishwasher and ample space for a dining table with glazed door to the rear garden. To the first floor from the landing there are two beautifully presented double bedrooms and a fitted shower room. Outside there are gardens to the front and rear, the rear being private and enclosed with patio areas to sit and enjoy the warmer months of the year and there is a courtesy door to the garage. The garage provides secure off street parking. Amble is a thriving traditional harbour town full of charm and character with a working harbour and a great community atmosphere. There are many shopping and leisure amenities together with a regular local bus service to Alnwick, Morpeth and to the surrounding towns and villages and the train station in nearby Alnmouth provides journeys to Edinburgh, Newcastle with connections throughout the country. Druridge Bay Country Park is just a short drive along the coastal road with a watersports lake, countryside walks and a glorious wide sandy bay and the historic village of Warkworth has a 13<sup>th</sup> century Castle and Hermitage along with boutique shops, cafes and pubs with its own beach along this glorious coastline and walks along the River Coquet. The property is truly outstanding and an early viewing is strongly recommended to fully appreciate the accommodation being offered.

## ENTRANCE PORCH

## ENTRANCE HALL

LOUNGE 16'9" (5.11m) max x 10'4" (3.25m) max

DINING KITCHEN 16'8" (5.08m) max x 2.87m) max

## LANDING

BEDROOM ONE 16'8" (5.08m) into recess x 9'11" (3.02m) max

BEDROOM TWO 10'3" max x 10' (3.05m) max

## SHOWER ROOM

## GARAGE

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

## 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

An application at Land Registry is pending for first registration.

## 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

AM0004470/LP/LP/20072024/V.1./23072024/v.2.amended price 18092024 HH



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 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.

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