



High Street Amble

- Newly Refurbished Terrace
- Two Bedrooms
- Meticulously Presented
- Original Exposed Stone Fireplace
- Viewing Strongly Recommended

£185,000



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High Street

Amble NE65 0PA

Newly refurbished to the highest of standards, a beautifully presented two bedroom mid terrace property benefitting from double glazing, gas central heating and a pretty private courtyard to the rear. Located just a short walk from all the shops, cafes and restaurants of Amble town centre and to the traditional harbour with its retail pods, coffee shops and fish restaurants along with boat trips to Coquet Island with the opportunity of grey seal, seabird and dolphin sightings. The property has been meticulously appointed and tastefully decorated throughout and is a perfect purchase for anyone looking for a coastal property close to all amenities and to Little Shore Beach and Pier. Briefly comprising to the ground floor: entrance lobby with stairs to the first floor, generous size lounge with a feature open fireplace with exposed wall with original stonework, upstands and lintel. There is also an excellent size storage cupboard and the lounge opens into a dining kitchen with an ample range of kitchen units and integrated appliances. To the first floor the main bedroom is a spacious double and the second bedroom has space for a single/bunk bed. The shower room is well appointed. Outside the courtyard to the rear is private and a lovely space to sit and enjoy the warmer months of the year and a gate leads to a pathway for bin access to the front of the property. Amble has become a very popular place for young couples, families and the retired having lots of shopping and leisure amenities and within easy reach of the A1 with its links to the north and south of the county and to networks throughout the country. The local bus service visits Morpeth and Alnwick with connections further afield and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. The glorious sandy beach of Druridge Bay Country Park with a watersports lake and countryside walks is just a short drive along the coastal road. An early viewing of this outstanding property is strongly recommended.

ENTRANCE LOBBY

LOUNGE 15'3" (4.65m) max x 14'8" (4.47m) max

DINING KITCHEN 12'4" (3.76m) max x 11'3" (3.43m) max

LANDING

BEDROOM ONE 14'10" (4.52m) max x 10'7" (3.22m) max

BEDROOM TWO (L-shaped) 10'7" (3.22m) x 4'9" (1.44m) plus 7'7" (2.31m) x 4'4" (1.32m)

SHOWER ROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO 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.

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: D

AM0004051/LP/LP/18092024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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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