



## Percy Street Amble

- Mid Terraced
- Three Bedrooms
- Two Receptions
- Requires Improvement
- Close to Harbour

**AUCTION GUIDE PRICE £120,000**



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# Percy Street

Amble NE65 0AG

Situated within walking distance to Amble Harbour Village and to the town centre shops, cafes and restaurants, this three bedroom stone mid terraced property requires refurbishment throughout and offers excellent scope for improvement. Benefitting from gas central heating and uPVC double glazing and we would recommend an early viewing to appreciate its potential. Briefly comprising to the ground floor: entrance lobby with stairs to the first floor, lounge through to dining room and fitted kitchen. To the first floor there are two bedrooms and bathroom and to the second floor accessed from the front bedroom is the third bedroom. Outside the yard provides an outside area to sit and enjoy the warmer months of the year. Amble is a thriving harbour town with plenty of shopping and leisure amenities and there is a regular bus service to Morpeth, Alnwick and to towns and villages further afield. The train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. Amble has its own Little Shore Beach and Pier and travelling along the coastal road is Druridge Country Park with countryside walks, a water sports lake and a glorious wide sandy bay. The property is an ideal purchase for anyone downsizing and looking to update a property to their own style, a second home buyer or an investor.

## ENTRANCE LOBBY

**LOUNGE 14'3" (4.34m) max x 10'7" (3.22m) max**

**DINING ROOM 13'7" (4.15) into alcove x 13'1" (3.99m) max**

**KITCHEN 14'9" (4.50m) x 6'4" (1.93m)**

## LANDING

**BEDROOM ONE 14'3" (4.34m) max x 9'10" (2.99m) max**

**BEDROOM TWO 12'10" (3.91m) max x 7'7" (2.31m) plus alcove**

## BATHROOM

## INNER LOBBY

**BEDROOM THREE (to second floor) 18'3" (5.56m) max x 14' (4.27m) max over staircase (limited head height)**

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

## MINING

The property is not 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.

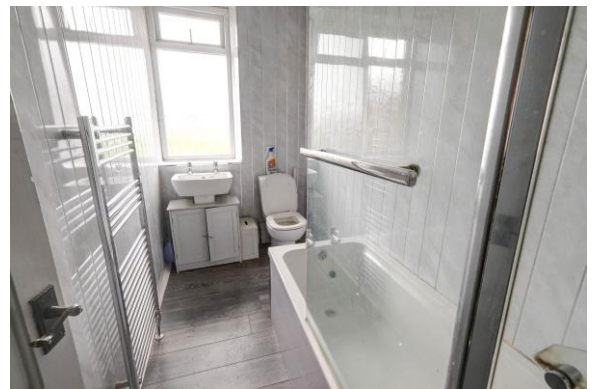
## TENURE

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**

AM0004303/LP/LP/31012024/V.1/16032024 price amended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 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

