



## Edwin Street Amble

- Three Bedroom Stone Terrace
- Exceptional Accommodation
- Refurbished Throughout
- Outstanding Kitchen and Bathroom
- Courtyard to Rear

**£192,500**



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# Edwin Street

Amble NE65 0EF

This immaculately presented three bedroom mid terrace traditional stone property has been refurbished within the last two years to the highest of standards with a fabulous new dining kitchen with a superb range of contemporary styled units and integrated appliances along with a new bathroom suite. Ready to move into or holiday let and with generous living space, the property lies within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with a working harbour, Little Shore Beach and Pier. Benefitting from gas central heating and double glazing, the accommodation briefly comprises to the ground floor: entrance hall, spacious lounge, exceptional dining kitchen, rear lobby with utility area and door to courtyard. To the first floor from the landing there are three well-proportioned and good sized bedrooms, the third bedroom has ample space for two singles or a double and there is a bathroom with separate shower cubicle. Outside to the front the property has a pebbled garden with pathway leading to the entrance door and to the rear a small courtyard bordered by a stone wall and trellis fencing with a gate leading out to the rear lane. This is a stunning property and an early viewing is strongly recommended. Amble has become increasingly popular within the past few years with many people moving into the area, second home buyers and holiday let investors. The town offers a wide range of shopping and leisure amenities as well as schools for children of all ages. The local bus service visits Alnwick, Ashington and Morpeth and to towns and villages beyond and the train station in Almouth provides services to Edinburgh, Newcastle with connections throughout the country. Druridge Bay Country Park is just a short drive away with a glorious wide sandy bay, watersports lake and countryside walks and from Amble Harbour there are boat trips to Coquet Island with sightings of roseate terns, grey seals and seasonal sightings of puffins. There is also opportunity of dolphins from the boat trip or from the Pier if lucky. Edwin Street is a great central location and this property is absolutely outstanding.

## ENTRANCE HALL

LOUNGE 14'5" (4.39m) max x 12'8" (3.86m) max

DINING KITCHEN 18'1" (5.51m) max x 9'10" (2.99m) max

INNER LOBBY/UTILITY

LANDING

BEDROOM ONE 14'7" (4.45m) max x 10'11" (3.33m) max

BEDROOM TWO 9'9" (2.97m) x 9'9" (2.97m)

BEDROOM THREE 11'3" (3.43m) into door recess x 7'10" (2.39m) max L-shaped room

BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

## 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: C

AM0004517/LP/LP/051024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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