



Albert Street Amble

- Three Bed Stone Terrace
- Requires Updating
- Two Receptions
- Central Location
- Huge Potential

£135,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Albert Street

Amble NE65 0LZ

Requiring updating and offering huge potential, a three double bedroom traditional stone mid terrace benefitting from double glazing and gas central heating along with two reception rooms. Briefly comprising the good sized accommodation briefly comprises to the ground floor: entrance hall, lounge with fireplace, dining room and fitted kitchen with door to the rear yard. To the first floor from the landing there are three double bedrooms and a fitted bathroom with separate shower cubicle. Outside the property stands behind a walled garden and gated pathway to the entrance door, whilst to the rear the yard gives ample space for a small seating area and bin storage. The property is centrally located within walking distance of the shops, cafes and restaurants on the main shopping street and to Amble Harbour Village with retail pods, fish restaurants and cafes along with Little Shore Beach and Pier. There are boat trips from the harbour across to Coquet Island with sightings of grey seals, roseate terns and puffins and the possibility of dolphins. Amble is well served by local transport links to Alnwick, Morpeth and to the towns and villages beyond including connections to Newcastle and Berwick and the train station in Alnmouth provides services to Edinburgh, Newcastle and throughout the country. There are plenty of leisure amenities in this vibrant harbour town with schools for children of all ages. This attractive property offers excellent potential to improve and we would advise an early viewing.

ENTRANCE HALL

LOUNGE 14'7" (4.45m) max x 12'4" (3.76m) max

DINING ROOM 16'7" (5.05m) into door recess x 8'4" (2.54m)

KITCHEN 10'8" (3.25m) max x 7' (2.13m) max

LANDING

BEDROOM ONE 16'7" (5.05m) into door recess x 8' (2.44m)

BEDROOM TWO 11'6" (3.51m) into wardrobe recess x 11'1" (3.38m) into door recess

BEDROOM THREE 11' (3.35m) into door recess x 8'1" (2.46m) max

BATHROOM

YARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE

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.

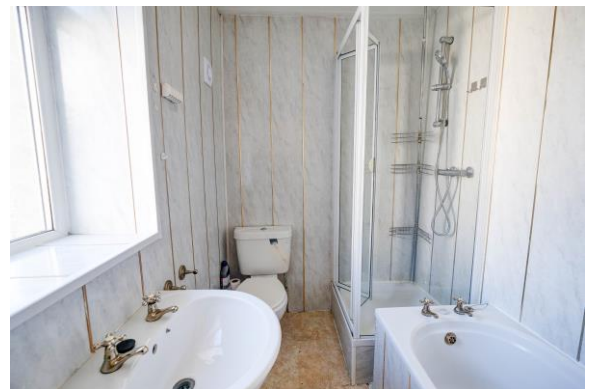
TENURE

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: D

AM0004496/LP/LP/31102024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.

16 Branches across the North-East

