



## Dunstanburgh Walk

### Amble

- Three Double Bedroom Terrace
- Immaculately Presented
- Well Appointed Dining Kitchen
- Allocated Parking
- Viewing Recommended

**£178,500**



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# Dunstanburgh Walk

Amble NE65 0GT

Overlooking a lovely green area and situated in an increasingly popular residential location within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village, an immaculately presented and well cared for three double bedroom modern three storey mid terrace property. Offering excellent accommodation and bright and airy living space the property benefits from uPVC double glazing, gas central heating, gardens and an allocated parking space. Briefly comprising to the ground floor: entrance lobby, good sized lounge, inner lobby, downstairs w.c., and a well appointed dining kitchen fitted with upgraded contemporary styled units and integrated fridge freezer and fitted oven, hob with extractor over. French doors open to the patio area and rear garden. To the first floor there are two double bedrooms and a fitted bathroom whilst to the second floor there is a generous double bedroom. Outside the property stands behind a lawn garden with pathway leading to the front door and there is a side gated access to the rear garden which is bordered by fencing, lawned with a patio area which provides a lovely outdoor space to enjoy the warmer months of the year. A gate to the rear fence leads to the allocated parking space. Amble is a fabulous place to live with many shopping and leisure amenities along with a traditional harbour, Little Shore Beach and Pier. There are schools for children of all ages and a local bus service which visits Morpeth, Alnwick with connections further afield. The train station in Alnmouth provides services to Edinburgh, Newcastle with train connections throughout the country and the A1 road links the north and south of the county with access to motorway networks beyond. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay. Dunstanburgh Walk is a perfect choice for any buyers looking to reside in a growing town with a huge community spirit. Whether you are moving into the area and retiring or for growing families or young singles and couples, Amble has something to offer everyone.

## ENTRANCE LOBBY

LOUNGE 14'11" (4.55m) max x 11'10" (3.61m) low head height to understairs

## INNER LOBBY

## DOWNSTAIRS W.C.

DINING KITCHEN 11'9" (3.58m) x 8'1" (2.46m)

## LANDING

BEDROOM TWO 11'10" (3.61M) max x 10'5" (3.18m)

BEDROOM THREE 11'11" (3.63m) max x 8'11" (2.72m) max

## BATHROOM

## LANDING

BEDROOM ONE 18'5" (5.61m) max x 8'5" (2.57m) max

## ALLOCATED PARKING AND GARDENS

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 29/4/2016

Ground Rent: £150 per annum Planned – increase not known

Service Charge: £0 per annum (current)

Any Other Charges/Obligations: none

## COUNCIL TAX BAND: B

EPC RATING: C

AM0004534/LP/LP/11112024/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	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

