



High Street Amble

- Two Double Bedroom End Terrace
- Generous Accommodation
- Well Presented Throughout
- Courtyard to Rear
- Viewing Recommended

£150,000 offers over



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High Street

Amble NE65 0NZ

Centrally located with easy access to all the shops, cafes and restaurants in this traditional harbour town of Amble, a very well presented two double bedroom end of terrace. The property offers excellent living space benefitting from gas central heating and uPVC double glazing along with a pretty courtyard to the rear. Briefly comprising to the ground floor: entrance hall, spacious lounge and a well appointed dining kitchen with fitted gas hob, oven and extractor over, dishwasher and washing machine. To the first floor from the landing there are two double bedrooms and a bathroom with a shower over the bath. Outside and to the rear the south facing private courtyard which is paved and has a decked seating area provides a lovely space to sit and enjoy the warmer months of the year. The property is located in a popular residential area within walking distance to the town centre amenities and to Amble Harbour Village with retail pods, fish restaurants and cafes along with Little Shore Beach and Pier. From the harbour there are boat trips across to Coquet Island with the opportunity of grey seal and many seabird sightings including roseate terns and puffins. Dolphins are often spotted from the boat trips or from the Pier. Amble has a regular bus service to Alnwick, Morpeth and to the towns and villages in between with connections further afield and the local train station in Alnmouth has services to Edinburgh, Newcastle and beyond. Amble lies just minutes away from Druridge Bay Country Park with its glorious wide sandy bay, a watersports lake and countryside walks. High Street is a fabulous property and anyone looking for a superb home whether it is for a main residence or second home or investment, an early viewing is strongly recommended.

ENTRANCE HALL

LOUNGE 13'6" (4.12m) max x 12'4" (3.76m) max

DINING ROOM 15'5" (4.70m) max x 11' (3.35m) max

LANDING

BEDROM ONE 16' (4.88m) into recess x 9'1" (2.77m) max

BEDROOM TWO 11'3" (3.43m) max x 9'2" (2.79m) max

BATHROOM

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET 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: B

EPC RATING: D

AM0004493/LP/LP/30102024/V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.

16 Branches across the North-East

