

Gordon Street Amble

- Two Double Bed Mid Terrace
- Close to Harbour and Beach
- Conservatory
- Pretty Gardens and Garage to Rear
- Viewing Strongly Recommended

£170,000





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Gordon Street Amble NE65 0AT

Occupying a super location just a moments walk from Amble Harbour Village with retail pods, restaurants and cafes and to Little Shore Beach and Pier, a two double bedroom mid terrace property benefitting from a pretty garden to the rear and detached garage with off street parking. The property offers huge potential to improve and would be an ideal purchase for someone who is keen to enhance a property to their own requirements whether for their main home or a second home or holiday let. With double glazing and gas central heating, the accommodation comprises to the ground floor: entrance hall, kitchen to the front, good sized lounge with patio doors into the conservatory. To the first floor from the landing there are two double bedrooms and a shower room. Outside the property stands behind an easy to maintain frontage and a gated wall leading to the entrance door and to the rear there is a lawn garden with borders containing a variety of plants and shrubs and a patio area which provides a lovely space to sit and enjoy the warmer months of the year. A pathway leads to the rear of the garden and to the single detached garage with a courtesy door. The garage is accessed from the rear lane and there is also a parking space. Amble is a thriving traditional harbour town with many shops, cafes and restaurants along with leisure amenities. The local bus service visits Alnwick and Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The A1 with its road networks throughout the country lies within easy reach. Travelling south along the coastal road is Druridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks. This is a great opportunity to purchase a home within the much sought after harbour area and an early viewing is strongly recommended.

ENTRANCE HALL

KITCHEN 10'3" (3.12m) max x 7'1" (2.16m) max LOUNGE 17'2" (5.23m) max x 12'6" (3.81m) max CONSERVATORY 8'7" (2.62m) max x 7'8" (2.33m) max LANDING BEDROOM ONE 14'9" (4.50m) max into alcove plus wardrobe x 8' (2.44m) max BEDROOM TWO 11'9" (3.58m) max x 9'3" (2.82m) max SHOWER ROOM

GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: ADSL Mobile Signal Coverage Blackspot: NO Parking: GARAGE AND DRIVEWAY

MINING

The property is knwon 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

that these particu

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

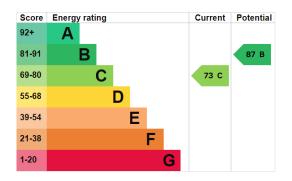
COUNCIL TAX BAND: A EPC RATING: C

AM0004474/LP/LP/25072024/v.1.









16 Branches across the North-East



n to this property ney Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and w 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 o ctronic identity verification. This is not a credit check and will not affect your credit score.

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verification from their solicitor. No persons in the employment of RMS has any authority to m

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