



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 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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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



The Property Ombudsman