



Alnwick Way Amble

- Three Double Bed Modern Home
- Superb Living Space to Three Floors
- Gas CH and uPVC Double Glazing
- Popular Residential Location
- Viewing Strongly Recommended

£175,000



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

ROOK
MATTHEWS
SAYER

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

Alnwick Way

Amble NE65 0GQ

Situated in a popular and sought after residential area within walking distance to Amble town centre with many shops, cafes and restaurants, this three double bedroom three storey modern end of terrace offers excellent living space throughout, perfect for many types of buyers. Benefitting from gas fired central heating and uPVC double glazing along with off road parking, the accommodation briefly comprises to the ground floor: entrance lobby, lounge with storage cupboard, rear lobby with downstairs w.c. and stairs to the first floor. The dining kitchen is well appointed with a range of contemporary units, fitted oven, hob and extractor and the current owners have added further wall storage units and a useful breakfast bar. To the first floor from the landing there are two double bedrooms and a bathroom with stairs to the second floor with a landing with storage cupboard and a spacious double bedroom. Outside the front has a hardstanding for off road parking and a gated pathway leads to the rear garden which is bordered by timber fencing with a patio providing a lovely outdoor space for the warmer months of the year. For ease of maintenance the garden has an artificial lawn. Amble is a traditional harbour town with a characterful harbour, retail pods and fish restaurants. During the warmer months there is a weekend market selling a variety of products which is popular with local residents and visitors to the town. Little Shore Beach is perfect for families and Dolphins are often spotted at the end of the Pier. There are boat trips across to Coquet Island with sightings of grey seals and sea birds including puffins and roseate terns. Druridge Bay Country Park is just a short drive along the coastal road with its glorious wide sandy bay, water sports lake and countryside walks. The bus service through Amble is regular visiting Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. There are schools for children of all ages along with many clubs, meeting and leisure amenities. An early viewing of this superb property is strongly recommended.

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) max x 8'1" (2.46m) max

LANDING

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

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

DRIVEWAY

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 1 January 2015

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

AM0004575/LP/LP/27012025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 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

