



Church Street Amble

- Three Bed Stone Terrace
- Spacious Accommodation
- Garage/Workshop
- Courtyard to Rear
- Central Location

£215,000



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ROOK
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SAYER

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Church Street

Amble NE65 0DY

A superb and characterful three double bedroom traditional stone terrace with deceptively spacious and well proportioned accommodation throughout with the benefit of having a garage to the rear, gas central heating and double glazing. . The property is centrally located within walking distance to the shops, cafes and restaurants and to Amble Harbour Village with its retail pods, fish restaurants and cafes along with Little Shore Beach and the Pier where dolphins are often spotted and with boat trips to Coquet Island to see many bird species, puffins and seals. Amble is a very up and coming and popular destination for the young family and the property is an excellent choice for the holiday let investor or second home buyer. The bright and airy living space which is neutrally decorated and well presented briefly comprises to the ground floor: entrance hall, lounge through to dining room and opening into the well appointed galley kitchen. To the first floor from the landing there are three excellent bedrooms and a fitted bathroom. Outside there is a lovely attractive courtyard which provides a great outdoor space to sit and enjoy the warmer months of the year and the property benefits from a garage/workshop which has a courtesy door into the kitchen. With many original features and exposed stone fire recesses to both reception rooms, the dining room with a fitted wood burning stove, an early viewing of this characterful property is strongly recommended. The nearby hamlet of Low Hauxley has an outstanding sandy bay and the Nature Reserve with its countryside lake provides excellent walks and sightings of many bird species and Druridge Country Park with a glorious sweeping bay and watersports lake is just a short drive away along the coastal road. The neighbouring village of Warkworth with its 13th Century Castle and Hermitage lies close to hand with riverside walks along the Coquet and a welcome break in the local coffee shops and pubs. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond and the larger towns of Morpeth and Alnwick are within easy reach.

ENTRANCE HALL

LOUNGE 14'9" (4.50m) max x 13' (3.96m) max

DINING ROOM 14'10" (4.52m) max x 13' (3.96m) max

KITCHEN 20'9" (6.33m) max x 7'9" (2.36m) max

LANDING

BEDROOM ONE 14' (4.27m) max x 11'4" (3.45m) max

BEDROOM TWO 15'2" (4.62m) max x 13'1" (3.99m) max

BEDROOM THREE 10'8" (3.25m) max x 7'11" (2.41m) max

BATHROOM

GARAGE/WORKSHOP 17'5" (5.31m) max x 8'5" (2.57m) max

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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

AM0004473/LP/LP/14012025/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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

