



King Edward Street Amble

- Traditional Stone Terrace
- Generous Accommodation
- Three Double Bedrooms
- Two Receptions/Extended Kitchen
- Must be Viewed

£235,000



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King Edward Street

Amble NE65 0ES

Occupying a superb position in a sought after traditional leafy street in the traditional harbour town of Amble within walking distance to all the shops, cafes and restaurants, this fabulously appointed and immaculately presented three double bedroom stone terrace property offers generous accommodation throughout. The property is ready to move into and has been well cared for by its current owners. Briefly comprising to the ground floor: entrance lobby to welcoming entrance hall, lounge, spacious sitting/dining room with multi fuel burning stove through to a exceptionally appointed galley kitchen with fitted hob, oven and extractor, fridge freezer, washer dryer and dishwasher plus a breakfast bar. Stairs lead to the first floor landing with three double bedrooms, bedroom one with fitted wardrobes and bedroom two with a useful cupboard space. There is a well appointed bathroom with shower attachment. The loft is accessed by a drop down ladder and is fully boarded with lighting, heating and velux windows providing a perfect storage area. Outside the front garden lies behind a gated stone wall and to the rear there is a courtyard, both of which provide lovely outdoor spaces to sit and enjoy the warmer months of the year. Amble Harbour Village with its retail pods, Little Shore Beach and Pier is within walking distance and seasonal boat trips from the harbour to Coquet Island provides sightings of puffins, roseate terns, grey seals and dolphins if lucky. The bus service in Amble is regular visiting Morpeth, Alnwick and beyond and the train station in Alnmouth has services to Newcastle, Edinburgh and further afield. Druridge Bay Country Park with its glorious wide sandy bay, countryside walks and water sports lake lies close to the hand just a short drive along the coastal road. Amble is becoming a very popular place to live for people of all ages and this property will suit many buyers from the young couples, families and the retired as well as anyone moving into the area looking for a more traditional home. An early viewing to fully appreciate this outstanding property is strongly recommended.

ENTRANCE HALL

LOUNGE 14'1" (4.29m) max x 13' (3.96m) max

SITTING/DINING ROOM 17'7" (5.36m) into staircase x 14'7" (4.45m) max

KITCHEN 19'9" (6.02m) max x 6'10" (2.08) max

LANDING

BEDROOM ONE 14'2" (4.32m) max x 9'5" (2.87m) into wardrobes

BEDROOM TWO 12'5" (3.78m) max x 10'9" (3.28m) max (sloping ceiling to one side)

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

BATHROOM

GARDEN AND COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: CURRENT OWNERS PARK IN THE REAR LANE (NOT ALLOCATED)

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: tbc

AM000/LP/LP/25012025



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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.

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