



## Gordon Street Amble

- Traditional Stone Terrace
- Three Bedrooms
- Two Receptions
- Well Appointed Kitchen/Utility
- Little Shore Beach Location

**£220,000**



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ROOK  
MATTHEWS  
SAYER

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# Gordon Street

Amble NE65 0AT

A super traditional stone terrace with excellent living space and situated in the Amble Harbour Village area just around the corner from Little Shore Beach and the Pier. With three bedrooms, two receptions and two shower rooms, this property is a great coastal property suiting many types of buyers. At the end of the street is Paddlers Park overlooking Coquet Island and the coastline with walks along the dunes to the pretty hamlet of Low Hauxley with its glorious sandy beach. Benefitting from gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance lobby, spacious lounge with attractive feature fireplace, dining room through to inner lobby and a well appointed modern kitchen with fitted oven, hob and extractor. To the ground floor there is also a shower room/w.c. From the landing to the first floor, the bedrooms are of a good size and a nicely appointed shower room. Outside to the rear, the courtyard is compact yet provides a private outdoor space for bench seating or bistro table and chairs. The gate leads to the rear lane. Amble is a popular residential location with many shops, cafes and restaurants and there are lots of leisure amenities to suit all ages. From the harbour, the seasonal boat trips visit Coquet Island with the opportunity of sightings of many birdlife species including puffins and roseate terns along with grey seals and dolphins if lucky. A short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious fabulous wide sandy bay, water sports lake and countryside walks. There are regular bus services through Amble visiting Alnwick and Morpeth and the station in Alnmouth provides trains to Newcastle, Edinburgh with connections further afield. An early viewing of this delightful property which has been well cared for by its current owners is strongly recommended.

#### ENTRANCE LOBBY

LOUNGE 16'4" (4.98m) max x 11'2" (3.40m) max

DINING ROOM 11'11" (3.63m) max x 11'1" (3.38m) max

INNER LOBBY

KITCHEN 12'6" (3.81m) max x 7'6" (2.29m) max

DOWNSTAIRS SHOWER ROOM/W.C.

LANDING

BEDROOM ONE 11' (3.35m) max x 9'10" (2.99m) max

BEDROOM TWO 12'1" (3.68m) max x 8'10" (2.69m) plus recess

BEDROOM THREE 7'8" (2.33m) x 6'2" (1.88m)

SHOWER ROOM

COURTYARD

Agents Note: We have been advised that the contents of the property is available to purchase separately.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

#### 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:** business rated

**EPC RATING:** D

AM0004581/LP/LP/29012025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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

