



## Wellwood Street Amble

- Three Bedroom Stone Terrace
- Deceptively Spacious
- Immaculately Presented
- Well Appointed Kitchen and Bathroom
- Viewing Recommended

**£195,000**



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SAYER

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# Wellwood Street

Amble NE65 0EN

An immaculately presented and deceptively spacious three bedroom traditional stone property situated in a central location close to all the shops, cafes and restaurants in Amble town centre. The property is also just a short walk to Amble Harbour Village with retail pods, Little Shore Harbour and Beach. Benefitting from uPVC double glazing and gas central heating, the superb living space briefly comprises to the ground floor: entrance lobby with stairs to the first floor, characterful lounge with a log burner effect gas fire and wood flooring. The dining kitchen is spacious with a well appointed fitted kitchen, feature lighting over the dining table area and there is a separate utility room. To the first floor from the landing there are three bedrooms, two of which are of an excellent size and the third bedroom can fit a double bedroom if required or is a large single. The bathroom is superbly appointed with a bath and separate shower cubicle. Outside to the rear the courtyard is bordered by a wall and a gate leads to the rear lane. Whilst the outdoor space is compact there is still enough space to sit and enjoy the warmer months of the year. Amble is a thriving coastal town with a traditional Harbour and full of cafes and restaurants. The local transport provides bus services to Morpeth and Alnwick with connections further afield and train station in Alnmouth has services to Edinburgh, Newcastle and beyond. Just a short drive along the coastal road will bring you to Duridge Bay Country Park with a glorious wide sandy bay, watersports lake and countryside walks. During the summer there are boat trips from Amble Harbour to Coquet Island with sightings of puffins, roseate terns and grey seals. Anyone looking for an outstanding three bedroom stone property in this increasingly popular seaside town will find Wellwood Street a perfect purchase and an early viewing is strongly recommended.

#### ENTRANCE LOBBY

LOUNGE 16' (4.88m) max x 14'7" (4.45m) max

DINING KITCHEN 17' (5.18m) max x 16' (4.88m) max

UTILITY 7'5" (2.26m) x 5'4" (1.62m)

#### LANDING

BEDROOM ONE 16'3" (4.95m) max x 9'11" (3.02m) max

BEDROOM TWO 12'7" (3.84m) max x 10'9" (3.28m) max

BEDROOM THREE 12'9" (3.89m) into door recess x 7'8" (2.33m) max

#### BATHROOM

#### COURTYARD

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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:** A

**EPC RATING:** tbc

AM0004588/LP/LP/24022025/V.2



epc

**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

