



Church Street Amble

- Two Double Bedroom Terrace
- Study/Dressing Room off Rear Bedroom
- Two Receptions
- Courtyard to Rear
- Convenient Location

£157,500



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Church Street

Amble NE65 0DZ

Occupying a convenient position within walking distance to the town centre with many local shops, cafes and restaurants and to Amble Harbour Village with its retail pods, Little Shore Beach and Pier, this neatly presented characterful terrace offers two double bedrooms with a study/dressing room/nursery off bedroom two has excellent living space throughout. The property benefits from two receptions and a galley kitchen with plenty of storage units along with a pretty courtyard to the rear. With gas central heating and double glazing, the accommodation briefly comprises to the ground floor: entrance hall with stairs to the first floor, sitting room, lounge with dining area and a generous galley kitchen with door to the courtyard. From the first floor landing there are two double bedrooms, the rear bedroom accesses the dressing room/study/nursery with a generous range of built in wardrobes and study space for a desk. Also to the first floor there is a main bathroom. Outside to the rear the courtyard is private bordered by a wall with a gate to the rear lane. The area is laid with stone and stepping stones and provides a lovely outdoor space to sit and enjoy the warmer months of the year. The outbuilding is a useful addition for storage.

The thriving working harbour town of Amble is a popular place for all types of buyers, from the young couples and families to the mature and retired. There is a wide range of shopping and leisure amenities and regular bus services to Morpeth and Alnwick with connections further afield. The train station in Alnmouth provides services to Edinburgh, Newcastle and beyond and the main A1 linking the north and south of the county with links to the road networks throughout the country is close to hand.

Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, water sports lake and countryside walks or a trip to the Cragside National Trust Park in Rothbury is well worth a visit with a picturesque village and the rolling hills of Simonside.

An early viewing of this delightful property is strongly recommended and would be an ideal purchase for those looking for either a main or second home along this fabulous coastline.

ENTRANCE HALL

SITTING ROOM 12'11" (3.94m) max x 8'1" (2.46m) max

LOUNGE/DINING ROOM 15'5" (4.7m) max x 13'10" (4.22m) max

KITCHEN 19'11" (6.07m) into door recess x 5'11" (1.80m)

LANDING

BEDROOM ONE 12'6" (3.81m) max x 12'3" (3.73m) max

BEDROOM TWO 14'11" (4.55m) max x 10'9" (3.28m) max

DRESSING ROOM/STUDY/NURSERY 17'1" (5.21m) to wardrobe door x 6'1" (1.85m)

BATHROOM

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING – PARKING IS ON STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

AM0004598/LP/LP/08032025/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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

