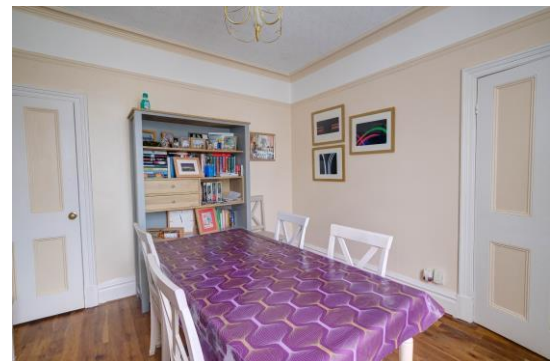




Acklington Road Amble

- Attractive Two Double Bedroom Mid Terrace
- Well Appointed Kitchen and Bathroom
- Two Reception Rooms
- Generous Living Space
- Viewing Strongly Recommended

£ 155,000



01665 713358
56 Queen Street, Amble NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Acklington Road, Amble NE65 0NF

An attractive two double bedroom mid terrace period property retaining many original features with generous living space throughout and situated within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The property is well presented throughout with two reception rooms and a well appointed kitchen. Benefitting from double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby with original tiled floor, entrance hall, lounge with bay window, separate dining room and kitchen. To the first floor from the landing there are two double bedrooms and a bathroom with a modern suite. Outside to the front a gate leads to the entrance door and the property stands behind a walled garden. To the rear there is a private courtyard. Amble is an up and coming and thriving traditional harbour town which is popular with buyers moving into the area and second homes/holiday let investors. The coastal hamlet of Druridge is close by with Druridge Country Park watersports lake, countryside walks and a glorious wide sandy bay. The historic and picturesque village of Warkworth is also just a short drive or healthy walk with a 13th century Castle and Hermitage along with boutique shops, cafes and pubs together with its own sandy beach and riverside walks along the Coquet. The larger towns of Alnwick and Morpeth are within easy reach and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond whilst there is a local bus service in Amble with connections to towns and village further afield. An early viewing of this exceptional property is strongly recommended.

ENTRANCE LOBBY

uPVC entrance door. Original tiled flooring. Door to:

ENTRANCE HALL

Stairs to the first floor. Radiator, wood flooring. Original corbel plasterwork to archway, dado rail.

LOUNGE 14'7" (4.45m) into bay x 11'5" (3.48m) max

uPVC double glazed bay window to front. Cast iron fireplace with tiled inset and hearth. Radiator, wood flooring. Cornicing, ceiling rose, picture rail.

DINING ROOM 12'1" (3.68m) max x 11'5" (3.48m) max

uPVC double glazed window to rear. Radiator, wood flooring. Built in understairs storage cupboard. Cornicing, ceiling rose, picture rail.

KITCHEN 12'8" (3.86m) x 7'10" (2.39m)

uPVC double glazed window and door to side. Fitted with a range of wall, base and drawer units with work surfaces and a circular bowl with drainer and mixer tap and tiled splashback. Fitted electric hob with oven under and extractor over. Integrated fridge freezer, dishwasher and washer. Ceiling downlights, loft access. Tiled flooring.

LANDING

Loft access with drop down ladder.

BEDROOM ONE 15'2" (4.62m) max x 12'3" (3.73m) max

uPVC double glazed window to front. Radiator.

BEDROOM TWO 12'3" (3.73m) max x 8'10" (2.69m) max

uPVC double glazed window to rear. Radiator. Built in storage cupboard/wardrobe.

BATHROOM

uPVC double glazed window to rear. Fitted P-shaped bath with shower attachment with rainwater shower head and shower screen. Pedestal wash hand basin, low level w.c. Towel radiator, tiled walls, laminate flooring.

OUTSIDE

To the front of the property there is a gated pathway to the entrance door with a small garden. To the rear a walled courtyard provides an outdoor space to sit and enjoy the warmer months of the year. Gate to rear lane.

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: C

AM0004133/LP/HH/18042023/V.2 HM/HM/24/07/2023 Amended price 18012024 amended price - HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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

