



## Gordon Street Amble

- Fabulous and Impeccably Presented Traditional Stone Terrace
- Two/Three Bedrooms
- Space to Create Further Accommodation
- Bathroom Plus Shower Room & Downstairs w.c. to Ground Floor
- Viewing Strongly Recommended



**£ 295,000**

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# Gordon Street

## Amble NE65 0AT

A fabulous and impeccably presented two/three bedroom traditional stone terrace located in a perfect position just moments away from the coastline and to Amble Harbour Village with a working harbour, retail pods, Little Shore Beach and Pier. The property is on the doorstep of all the restaurants, cafes and shops in the town centre and is an excellent choice for anyone looking for an outstanding coastal home, retreat or holiday let. Deceptively spacious with well proportioned living space and benefitting from uPVC double glazing, gas central heating and a stylish interior, the accommodation briefly comprises to the ground floor: entrance hall with stairs to the first floor, downstairs w.c., through lounge and dining kitchen. Also to the ground floor there is a sitting room or bedroom three with french doors to the rear courtyard. The inner lobby has a storage cupboard and space for washing machine with a shower room off. The window to the rear from the half landing looks towards the beach huts and coastline and from the landing there are two double bedrooms and a luxury bathroom with separate shower. There is ample room on the landing area to create a staircase into the loft space to create further accommodation to a second floor subject to building regulations. Outside to the rear the courtyard is bordered by a wall and is a great size with decking and a step to the rear gate. Just at the end of the street is a green area with 'Paddlers Park' and views towards the sea and Coquet Island. Amble has a regular bus service to Alnwick, Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond.. An early viewing of this exceptional property is strongly recommended.

### ENTRANCE HALL

Composite entrance door to front and uPVC door to rear. Original spindled staircase to the first floor, decorative original archway. Laminate flooring, radiator.

### DOWNSTAIRS W.C.

uPVC double glazed window to rear. Wall mounted wash hand basin, low level w.c. Tiled splashback, laminate flooring.

### LOUNGE 15'6" (4.72m) max x 12'10" (3.91m) max

uPVC double glazed window to front. Fireplace with inset log burning stove and brick surround. Laminate flooring, radiator, through to:

### DINING KITCHEN 14'3" (4.34m) max x 12'10" (3.91m) max

uPVC double glazed window to rear, door to sitting room/bedroom three. Fitted with an attractive range of wall, base and drawer units with work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashbacks. Space for range cooker in alcove with tiled splashback, integrated fridge freezer and dishwasher. Radiator, laminate flooring. Decorative lighting over dining table, ceiling downlights.

### SITTING ROOM/BEDROOM THREE 16'4" (4.98m) x 6'11" (2.11m)

uPVC double glazed French doors and window to side. Laminate flooring radiator.

### INNER LOBBY

Storage cupboard, space for washer with worktop over.

### SHOWER ROOM

uPVC double glazed window to side. Fitted shower cubicle with rainwater shower attachment. Pedestal wash hand basin, low level w.c. Tiled splashback and wet walling to shower. Laminate flooring, radiator.

### HALF LANDING

uPVC double glazed window to rear with partial views across to the beach huts and coastline.

### LANDING

Galleried landing, radiator. Ample space for a return staircase to create further accommodation to the second floor, subject to approvals.

### BEDROOM ONE 18'1" (5.51m) max x 12'2" (3.71m) max

uPVC double glazed window to front. Radiator.

### BEDROOM TWO 13' (3.96m) max x 11'5" (3.48m) max

uPVC double glazed window to rear with views across to the harbour masters house. Radiator.

### BATHROOM

Raised free-standing panelled bath with mixer taps, separate shower cubicle with electric shower. Two wash stands with wash hand basins and mixer taps and illuminated mirrors over, low level w.c. Laminate flooring, tiled splashbacks, towel radiator.

### OUTSIDE

To the rear of the property there is a generous courtyard with decorative coloured decking which provides a lovely space to sit and enjoy the warmer months of the year. The courtyard is boarded by a wall and a gate leads to the rear lane. Timber log and bin storage.

### 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

AM0003833/LP/HH/01112023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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