



High Street Amble

- Two Bedroom Mid Terrace
- Two Reception Rooms & Conservatory
- Town Centre Location
- Front & Rear Gardens & Garage
- Viewing Strongly Recommended

£ 165,000



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High Street

Amble NE65 0LD

Located in the heart of Amble this generously proportioned end terraced house is offered with no onward chain. In need of improvement, this being reflected in the guide price. Occupying an elevated position offering a high degree of privacy the layout comprises- entrance hall, guest cloakroom, lounge with archway to dining room, conservatory, large breakfasting kitchen with built in appliances, first floor landing two bedrooms and bathroom with four piece suite. Externally there is a low maintenance front garden with side pathway with lovely predominantly south facing rear garden. There is also a detached double width garage & hard standing area to the rear. Amble is a thriving traditional harbour town with plenty of shopping and leisure amenities along with a regular bus service to the larger towns of Morpeth and Alnwick and beyond to Newcastle and Berwick. The train station in the neighbouring village of Alnmouth provides services to Edinburgh, Newcastle and beyond. Travelling south along the coastal road will bring you to the pretty hamlet of Low Hauxley with a sandy beach overlooking Coquet Island and a nature reserve with lakeside walks and the opportunity to spot all kinds of birdlife species. Druridge Bay Country Park lies close by with a water sports lake, countryside walks and a glorious wide sandy bay. Viewing is highly recommended.

ENTRANCE HALLWAY

Timber entrance door, stairs to first floor landing, storage cupboard and radiator.

CLOAKS/WC

Double glazed frosted window. Low level wc, wash hand basin, tiling to walls & radiator.

LOUNGE 14'0" (4.27m) x 11'0" (3.35m)

Double glazed window to front. Gas fire, radiator, and television point.

Archway to -

DINING ROOM 11'0" (3.35m) x 8'8" (2.64m)

Double glazed picture window incorporating double glazed french door to the conservatory. Radiator.

BREAKFASTING KITCHEN 16'11" (5.16m) x 10'0" (3.05m) plus two deep storage cupboards

Three double glazed windows to rear, door to rear. Fitted with a range of wall, base and drawer units with co-ordinating work surfaces and a one and a half bowl co-ordinating sink unit and drainer with mixer tap and tiled splashbacks. Built in oven, gas hob with extractor fan over, integrated fridge/freezer, plumbed for dishwasher & part tiled walls.

CONSERVATORY 7'10" (2.39m) x 7'8" (2.33m)

Double glazed French doors to garden.

FIRST FLOOR LANDING

BEDROOM ONE 17'5" (5.31m) x 11'2" (3.40m) into range of built in furniture

Two double glazed windows to front. Built in shower cubicle & vanity unit with wash hand basin.

BEDROOM TWO 11'5" (3.48m) x 9'11" (3.02m)

uPVC double glazed window to rear. Radiator.

BATHROOM

Double glazed frosted window to rear. Fitted with a four piece suite comprising panelled bath with hand held spray attachment, pedestal wash hand basin, low level wc, bidet, radiator and tiling to walls.

OUTSIDE

The front of the property is paved and has a side path connecting to the rear garden.

To the rear is a sunny garden laid mainly to lawn.

There is rear access to a double width garage.

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: B

EPC Rating: D

AM0004235/BJ/HH/29112023/V.1/ 26032024 Amended Agents Note - HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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