



## Bay View Amble

- Semi Detached Property
- Exceptional Coastal Views
- Requires Updating
- Generous Garage and Gardens
- Central Location

**£360,000** offers in the region of



01665 713 358  
56 Queen Street, Amble, NE65 0BZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)

# Bay View

## Amble NE65 0AZ

Occupying a fabulous position with outstanding views across Paddlers Park and to the sea and Coquet Island, a three double bedroom semi detached property offering spacious accommodation throughout with bright and airy living space. Requiring updating, this is an exciting opportunity to purchase a property on a much sought after location on the coastline. There are diagonal views from bedroom one to Little Shore Beach and Pier and to the harbour and marina beyond. Benefitting from gas central heating and double glazing with off road parking, a generous size garage and garage to the rear adjoining the park, an early viewing is strongly recommended. Briefly comprising to the ground floor: entrance hall, lounge, dining room, kitchen with access to the garage with downstairs w.c. To the first floor there are three double bedrooms from the landing and a family bathroom. Outside a driveway provides parking for two cars and accesses the garage. Gardens extend to the front and rear with a side pathway leading to the rear garden which is bordered by timber fencing. The shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier is on the doorstep. There are bus services to Alnmouth and Morpeth and to the surrounding villages and towns and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections nationwide. Druridge Bay Country Park is just a short drive south along the coastal road with countryside walks, a watersports lake and a glorious wide sandy beach. This is a unique opportunity to purchase a coastal property with exceptional views.

### ENTRANCE HALL

LOUNGE 13' (3.96m) max x 12'3" (3.73m) max

DINING ROOM 11'11" (3.63m) max x 10'1" (3.07m) max

KITCHEN 8'9" (2.67m) x 8'5" (2.57m)

### LANDING

BEDROOM ONE 15'7" (4.75m) max x 10'11" (3.33m) max

BEDROOM TWO 11' (3.35m) max x 10'11" (3.33m) max

BEDROOM THREE 12'3" (3.73m) max x 9'10" (2.99m) max sloping ceilings

### BATHROOM

GARAGE 17'11" (5.46m) max x 11'1" (3.38m) max

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND SINGLE GARAGE

### 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.

### AGENTS NOTE

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

### 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: C

### EPC RATING: E

AM0004318/LP/LP/03032024/29062024 price amended



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 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

