



## Bisley Road Amble

- End of Terrace
- Two Double Bedrooms
- Three Receptions
- Gardens and Driveway
- Viewing Recommended

**£180,000**



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ROOK  
MATTHEWS  
SAYER

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# Bisley Road

Amble NE65 0NW

With extended accommodation to the ground floor creating versatile and excellent size living space, a two double bedroom end of terrace property benefitting from gas central heating and double glazing situated in a popular residential location within walking distance to the town centre of Amble with many shops, cafes and restaurants. Amble Harbour Village is also within easy reach with its retail pods, Little Shore Beach and Pier and the town centre is well served with transport links to the larger towns of Alnwick and Morpeth. Briefly the accommodation comprises to the ground floor: entrance lobby, entrance hall, extended lounge, extended dining room, well appointed breakfast kitchen and a further sitting room with its own entrance door to the front. This room could be utilised as a guest or older teenager bedroom if required. To the first floor from the landing there are two excellent double bedrooms and an extended bathroom. Outside a driveway provides off road parking and to the rear there is a lawn garden bordered by fencing and a patio which is a great outdoor space to sit during the warmer months of the year. Amble is an up and coming town with a great character and community spirit and this property would suit a couple or young family as well as anyone moving into the area needing extra ground floor accommodation. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a water sports lake, countryside walks and a large sandy bay. There is a train station in Alnmouth with services to Edinburgh, Newcastle and beyond and the A1 is easy to reach with its links throughout the county and the motorways links to the rest of the Country. An early viewing of this lovely property is strongly recommended.

ENTRANCE PORCH 6'4" (1.93m) x 5'7" (1.70m)

ENTRANCE HALL

LOUNGE 16'8" (5.08m) max x 13'2" (4.01m) max

DINING ROOM 16'9" (5.11m) max x 12'3" (3.73m) max

SITTING ROOM 20'3" (6.15m) max x 6'11" (2.11m) max

BREAKFAST KITCHEN 14'7" (4.45m) max x 8'8" (2.64m) max plus 7'2" (2.18m) max x 6'10" (2.08m) max

LANDING

BEDROOM ONE 15'9" (4.80m) max x 11' (3.35m) max

BEDROOM TWO 11'2" (3.40m) max x 9'11" (3.02m) max

BATHROOM

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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.

#### 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: C

AM0004417/LP/LP/04042024/V1 27/6/24 TW/TW Amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   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

