



## Gordon Street Amble

- Stone Double Fronted Mid Terrace
- Three Excellent Size Bedrooms
- Views to Padlers Park, Sea and Coquet Island
- Close Proximity to Amble Harbour and Beach
- Viewing Strongly Recommended

**£265,000**



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# Gordon Street

Amble NE65 0AT

Occupying a fabulous coastline location with views from the front across Padlers Park and from the bedroom window across the sea to Coquet Island, a traditional stone period double fronted mid terrace offering generous living space with three bedrooms, benefitting from gas central heating and double glazing along with a sunny courtyard and a detached garage to the rear. The property is centrally placed within the Amble Harbour Village area with its retail pods, coffee shops and fish restaurants together with Little Shore Beach and Pier. Amble's thriving town centre is just a short walk with access to all the shops, cafes and restaurants and leisure amenities. This is an ideal purchase for anyone looking for sea views and close proximity to the Beach. The immaculately presented and well cared for home has bright and airy accommodation throughout and briefly comprises to the ground floor: entrance lobby to entrance reception hall, lounge with wood burning stove and dining kitchen with an excellent range of units, range cooker and integral appliances. There is a rear lobby ideal for coats and shoes and access to the courtyard. There is also a downstairs w.c. To the first floor from the landing are three excellent sized bedrooms, the front with views across to the sea and there is a lovely bathroom with roll top bath and separate shower cubicle. Outside, the courtyard provides a great space to sit and enjoy the warmer months of the year and a courtesy door leads into the detached single garage located to the rear of the property. Amble is growing in popularity with both residential buyers and those looking for a second home. This property is currently a successful holiday let and due to its location attracts many return visitors. There are bus services to nearby Ashington, Morpeth and Alnwick with connection further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Druridge Bay Country Park is just a short drive south along the coastal road with its glorious wide sandy bay, watersports lake and countryside walks. An early viewing of this exceptional property is strongly recommended.



## ENTRANCE LOBBY

ENTRANCE RECEPTION HALL (irregular shape)

DOWNSTAIRS W.C.

LOUNGE 15'5" (4.70m) max x 11'11" (3.63m) max

KITCHEN 15'5" (4.70m) max x 13'2" (4.01m) max

REAR PORCH

LANDING

BEDROOM ONE 12'6" (3.81m) max x 12' (3.66m) max

BEDROOM TWO 14'5" (4.39m) max x 12'6" (3.81m) max into door recess

BEDROOM THREE 12'7" (3.84m) max x 9'9" (2.97m) max

BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DETACHED GARAGE TO REAR

## 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:** Business Rates

**EPC RATING:** B

AM0004393/LP/LP/030524/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	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

