



Aidan Road Amble

- Three Bedroom Semi Detached
- Useful Loft Room
- Extended Dining Kitchen
- Generous Garden
- Viewing Essential

£250,000



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Aidan Road

Amble NE65 0EQ

A superb three bedroom extended semi detached property with a loft room and spacious and well appointed accommodation throughout located in the up and coming and popular coastal traditional harbour town of Amble. This outstanding property benefits from uPVC double glazing and gas central heating with a driveway, garage and generous garden to the rear. Centrally located within walking distance to the town centre with many shops, cafes and restaurants and nearby is Amble Harbour Village with retail pods, Little Shore Beach and Pier. Briefly comprising to the ground floor: entrance hall, lounge, dining kitchen with double doors to sitting/family room. To the first floor there are three bedrooms and a bathroom plus a further loft room to the second floor. Outside a driveway provides off road parking and accesses the single garage and to the rear there is an excellent size garden which is mainly lawn with flower borders and a decking area to the rear of the garden which is a lovely outdoor space to sit and enjoy the warmer months of the year. Amble is an excellent choice for anyone looking to reside in a friendly town with many amenities and schools for children of all ages. Transport links are excellent with bus services to the larger towns of Alnwick and Morpeth and to the surrounding villages whilst the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The neighbouring historic village of Warkworth with its 13th century Castle and Hermitage is close to hand with walks along the River Coquet and the opportunity of kayaking and paddle boarding. Warkworth also has a glorious sandy beach and the picturesque villages and beaches along the coastline are just a drive away. Travelling south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a long sweeping sandy bay. An early viewing of this fantastic property is strongly recommended.

ENTRANCE HALL

LOUNGE 13'7" (4.15m) max x 12'10" (3.91m) max into bay

SITTING ROOM 13'7" (4.15m) max x 12'2" (3.71m) max

DINING KITCHEN 17'11" (5.46m) max x 10'9" (3.28m) max plus 11'8" (3.56m) max x 6' (1.83m) max

LANDING

BEDROOM ONE 11'9" (3.58m) max x 11'3" (3.43m) max

BEDROOM TWO 11'6" (3.51m) max x 10'2" (3.10m) max

BEDROOM THREE 8'4" (2.54m) max x 8'3" (2.52m) max

LOFT ROOM 11'9" (3.58m) max plus recess x 11'5" (3.48m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND 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.

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: D

AM0004460/LP/LP/01072024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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

