

## 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

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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

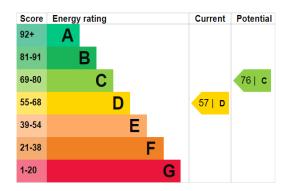
#### COUNCIL TAX BAND: C EPC RATING: D

AM0004460/LP/LP/01072024









### **16 Branches across the North-East**



n to this property Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we or 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 c nic identity verification. This is not a credit check and will not affect your credit score.

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