



Aidan Road Amble

- Three Bed Semi Detached
- Extended Dining Kitchen
- Huge Potential
- Ample Space for Driveway/Garage
- Viewing Recommended

£ 215,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Aidan Road

Amble NE65 0EQ

Situated in a popular and well regarded residential area within walking distance to the shops and leisure amenities of Amble town centre, a mature three bedroom semi-detached property with huge potential to improve and having an extended dining kitchen and an excellent size side garden with ample space for a driveway/garage and further living space, subject to the usual consents. The property benefits from double glazing and gas central heating and would appeal to anyone looking to put their own stamp on a lovely family home. With bright and airy accommodation throughout, the property comprises to the ground floor: entrance hall, lounge through to dining room and a spacious dining kitchen. To the first floor from the landing there are three good sized bedrooms and a generous shower room. Outside to the front, the property stands behind a walled garden and a gated pathway leads to the entrance door. The garden extends to the side and rear with lawn area and mature plants and shrubs. Amble is a thriving coastal town with plenty of shops, cafes and restaurants and Amble Harbour Village with retail pods, fish restaurants, Little Shore Beach and Pier. The regular bus services visits Morpeth, Alnwick and towns and villages beyond and the train station in Almouth provides services to Edinburgh, Newcastle with connections throughout the country. Amble has its own small sandy bay and there are boat trips over to Coquet Island and a short drive south along the coastal road will bring you to Druridge Bay Country Park with a fabulous wide sandy bay, watersports lake and countryside walks. An early viewing of this super property is strongly recommended to fully appreciate its potential.

ENTRANCE HALL

LOUNGE THROUGH TO DINING ROOM

Lounge: 13'4" (4.06m) max x 11'11" (3.63m) max

Dining Room: 12' (3.66m) max x 10'6" (3.20m) max

DINING KITCHEN 16'4" (4.98m) plus recess x 14'3" (4.34m) max

LANDING

BEDROOM ONE 11'9" (3.58m) max x 11'7" (3.53m) max into wardrobes

BEDROOM TWO 11'7" (3.53m) max into wardrobes x 10'3" (3.12m) max

BEDROOM THREE 8'4" (2.54m) max x 8'1" (2.46m) max

SHOWER ROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NONE BUT POTENTIAL TO ADD (subject to usual consents)

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

AM0004434/LP/LP/040624/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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

