



## Byron Street Amble

- Mid Garden Terrace
- Two Double Bedrooms
- Conservatory
- Lovely Garden to Rear
- Walking Distance to Town Centre

**£159,995**



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# Byron Street

Amble NE65 0ER

A well presented two double bedroom mid terrace with the benefit of having a lovely enclosed garden to the rear along with double glazing and gas central heating. The property offers excellent accommodation throughout and is within walking distance of the shops, cafes and restaurants and to Amble Harbour Village with retail pods, fish restaurants, cafes and Little Shore Beach and Beach. Located in this traditional and bustling harbour town, an early viewing of this delightful property is strongly recommended for anyone looking for a coastal home. Briefly comprising to the ground floor: entrance hall, well appointed kitchen, lounge with patio doors to the conservatory and there is a useful rear lobby with understairs storage cupboard. To the first floor from the landing there are two double bedrooms and a bathroom. Outside, there is a fabulous easy to maintain garden which is rare to find with a terrace property. The garden is enclosed and provides a sunny outdoor space to sit and enjoy the warmer months of the year. Amble has many shopping and leisure amenities, there is a regular bus service to Morpeth and Alnwick stopping at towns and villages in between and connections further afield. The nearest train station in Alnmouth provides services to Edinburgh and Newcastle and beyond whilst the A1 with its links to the motorway networks nationwide is close to hand. A short drive along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy beach. There are boat trips from the Harbour to Coquet Island with sightings of grey seals, puffins, roseate terns and if lucky, bottlenose dolphins. Amble is becoming a very popular and desirable place to live and this property is an ideal purchase for the young couple, mature and retired, second home or holiday let.

## ENTRANCE HALL

LOUNGE 13'10" (4.22m) max x 12'7" (3.84m) max

CONSERVATORY 8'8" (2.64m) max x 8'4" (2.54m) max

KITCHEN 10'5" (3.18m) max x 7'2" (2.18m) max

REAR LOBBY

LANDING

BEDROOM ONE 13'9" (4.19m) into wardrobe plus built in cupboard x 8'8" (2.64m) max

BEDROOM TWO 11'1" (3.38m) max x 10'8" (3.25m) into wardrobe

BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

## 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: A**

**EPC RATING: C**

AM0004397/LP/LP/14082024/V.1/ Amended price 03/12/2024 HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 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

