



King Edward Street Amble

- Three Bedroom Stone Period Terrace
- Off Road Parking/Courtyard to Rear
- Bright and Airy Living Space
- Requires Some Updating
- Viewing Recommended

£175,000



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King Edward Street

Amble NE65 0ES

A generously proportioned period stone terrace property located on a leafy, quiet street within walking distance to the town centre shops, cafes and restaurants. This three bedroom property offers bright and airy living space and benefits from a paved garden to the front and courtyard to the rear which has double gates and room for off road parking. This is a great purchase with huge potential to improve although the shower room has already been re-fitted with a white suite. Diagonally overlooking a green area, an early viewing of this delightful property is strongly recommended. Benefitting from gas central heating and double glazing, the accommodation briefly comprises to the ground floor: entrance lobby with parquet flooring, entrance hall, lounge to the front with double doors opening to a dining kitchen and rear lobby with stairs to the first floor. From the landing there are three excellent bedrooms and a fitted shower room. Outside to the front there is a paved garden with garden gate and decorative boundary wall and to the rear a good sized courtyard with ample room to sit and enjoy the warmer months of the year. This area also has double gates and can be used as off road parking as well as a seating area. Amble is a characterful and traditional harbour town with plenty of shopping and leisure amenities. Amble Harbour Village has retail pods, Little Shore Beach and Pier along with fish restaurants and coffee shops. There are regular seasonal boat trips to Coquet Island where many bird life species, grey seals and dolphins can be spotted. A short drive along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy beach. Bus services run through Amble to Ashington, Morpeth and Alnwick and the local train station in Alnmouth provides access to Newcastle, Edinburgh with connections throughout the country. This is a perfect purchase for anyone looking for a stone property with great space located in a popular and sought after area of Amble

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE 14'1" (4.29m) max x 12'9" (3.89m) max

DINING KITCHEN 14'1" (4.29m) max x 13'10" (4.22m) max

REAR LOBBY

LANDING

BEDROOM ONE 14'1" (4.29m) into wardrobes x 9'7" (2.92m)

BEDROOM TWO 12'8" (3.86m) max x 11' (3.35m) max

BEDROOM THREE 10'8" (3.25m) x 7'9" (2.36m)

SHOWER ROOM

GARDEN TO FRONT, COURTYARD TO REAR/OFF ROAD PARKING

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: OFF ROAD PARKING 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: A

EPC RATING: E

AM0004468/LP/LP/10092024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 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

