



## Central Avenue Amble

- Three Bedroom Semi
- Extended Accommodation
- Requires Updating
- Huge Potential
- Gardens, Garage, Driveway

**£195,000**



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# Central Avenue

Amble NE65 0NQ

A superb and attractive three bedroom traditional semi detached property with huge potential to improve and located in a highly regarded and popular residential area within walking distance to the town centre amenities and schools for children of all ages. The accommodation offers generous living space and benefits from excellent sized gardens, driveway and single garage. Briefly comprising to the ground floor: entrance hall, lounge through to extended dining room and kitchen with fitted units. To the first floor from the landing there are three well proportioned bedrooms and a family bathroom. Outside gardens extend to the front and rear and there is a driveway which accesses the single garage. The driveway to the front could be extended to accommodate more than one car. The rear garden is lawned with pathways and a seating area which provides a perfect outdoor space to sit and enjoy the warmer months of the year. Amble has grown in popularity over the past few years and has many shops, cafes and restaurants along with supermarkets and Amble Harbour Village with retail pods, a working harbour, Little Shore Beach and Pier. There is a local bus service which visits the larger towns of Ashington, Alnwick and Morpeth with a wider variety of amenities and with connections to village and towns further afield. The closest train station in Alnmouth provides regular services to Edinburgh, Newcastle and beyond. In Amble Harbour there are boat trips across to Coquet Island with the opportunity of sighting roseate terns, grey seals and seasonal sightings of puffins. If you're lucky you may even be accompanied by dolphins. Just 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 bay. This is a perfect purchase for anyone looking to make a property their own and an early viewing is strongly recommended.

## ENTRANCE HALL

## LOUNGE THROUGH TO DINING ROOM

Lounge: 14' (4.27m) max x 11'11" (3.63m) max

Dining Room: 14' (4.27m) into bay x 11'9" (3.58m) max

KITCHEN 10'7" (3.22m) max x 7'9" (2.36m) max

## LANDING

BEDROOM ONE 11'11" (3.63m) max x 11'1" (3.38m) into bay

BEDROOM TWO 11'6" (3.51m) into wardrobes x 10'7" (3.22m) max

BEDROOM THREE 8'7" (2.26m) max x 7'4" (2.24m) max

## BATHROOM

## SINGLE GARAGE

## DRIVEWAY AND GARDENS

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

## 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: E

AM0004502/LP/LP/081024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	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

