



Percy Street | Amble | NE65 0AG

**£240,000**

~~Situated within~~ Situated in the thriving traditional harbour town of Amble, this meticulously maintained four bedroom terrace property with accommodation set over three floors is impressively spacious and well-proportioned with family living in mind. Within walking distance to the town centre shops, cafes and restaurants, the property is also perfectly placed to the harbour, Little Shore Beach and Pier.

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4



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**FOUR BEDROOM TERRACE ACCOMMODATION TO THREE FLOORS**

**IMPRESSIVELY SPACIOUS**

**GARAGE AND WORKSHOP**

**METICULOUSLY**

**CENTRAL LOCATION**

**TWO BATHROOMS**

**VIEWING STRONGLY**

For any more information regarding the property please contact us today

Benefitting from gas central heating and double glazing, the accommodation briefly comprises to the ground floor: a welcoming entrance lobby, spacious lounge with fireplace and stone surround, the room is open plan through to the dining room. The inner hallway leads to a well appointed dining kitchen with space for range cooker, plumbing for washer and dishwasher and space for fridge freezer. This bright and airy kitchen has a glazed door to the rear courtyard and garage. An inner lobby accesses the downstairs w.c. From the hallway the stairs lead to the galleried split landing and to bedroom one with double doors into the bedroom and a feature fireplace with tiled inset and hearth. Just a few steps lead into the bright dressing area with ample space for wardrobes. Bedroom two and three are located to the front, one a spacious double and the third is a good sized single. The spiral staircase to bedroom four is perfect as a guest suite or main bedroom with a double room having far reaching views to the coastline from the rear roof light. The bedroom is open plan which is enhanced by an en-suite bathroom and a walk in area with hanging space. There are very few terraced properties in Amble which benefit from a garage and workshop. Accessed from the rear lane, the garage is of a good size with a small workshop room to rear.

The courtyard is bright and sunny with ample space for a bistro table and chairs and a wrought iron gate takes you onto the rear lane with bin storage.

Amble has a wealth of shopping and leisure amenities and the local transport links are regular visiting the larger towns of Alnwick and Morpeth with connections as far as Newcastle and Berwick. The train station in Alnmouth provides services to Edinburgh, Newcastle and throughout the country. Just a short drive along the coastal road will bring you to Druridge Bay Country Park with a glorious wide sandy bay, watersports and lakes and walks along the sand dunes and countryside. The National Trust owned Cragside in Rothbury has over forty miles of pathways throughout the park and is within easy driving distance. Closer to home there are seasonal boat trips from the harbour to Coquet Island with sightings of grey seals, roseate terns and puffins and the popular Sunday Market is well worth a visit.

If you are looking for a larger terrace property, whether for a main home or second home for all the family, this property should not be missed from your viewing list and we would recommend an internal inspection to fully appreciate the accommodation being offered.

**T: 01665 713358**

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#### ENTRANCE LOBBY

LOUNGE 20'2" (6.12m) max x 14'8" (4.47m) max  
THROUGH TO DINING ROOM 15'1" (4.59m) max x 11'5" (3.48m) max  
INNER HALLWAY  
DINING KITCHEN 13'6" (4.12m) max x 9'9" (2.97m)  
INNER LOBBY  
DOWSTAIRS W.C.

#### SPLIT LANDING

BEDROOM ONE 15'2 (4.62m) max x 13'7" (4.15m) max  
DRESSING ROOM 10'9" (3.28m) max x 9'1" (2.77m) max  
BEDROOM TWO 15' (4.57m) max x 12' (3.66m) max  
BEDROOM THREE 14'11" (4.55m) max x 7'11" (2.41m) max

#### SPIRAL STAIRCASE TO SECOND FLOOR LANDING

BEDROOM FOUR 18'8" (5.69m) max x 8'10" (2.69m) max  
OPEN TO EN-SUITE BATHROOM 9'10" (2.99m) max x 7' (2.13m) max  
BEDROOM OPEN TO WALK IN HANGING SPACE

#### AGENTS NOTE

Second floor accommodation has sloping ceilings.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Garage

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

#### EPC RATING: C

AM0004659/LP/LP/19052025/v.1.



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Coming soon

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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

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