

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.





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.















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

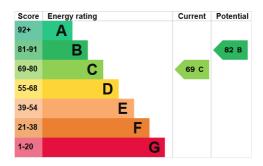
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Coming soon



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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.

