



Lindisfarne Road | Amble | NE65 0EH

Auction Guide Price £135,000+

A three-bedroom semi-detached house in Amble offering spacious open-plan living, a private rear garden and driveway parking, now requiring renovation and presenting a no-onward-chain project opportunity close to local amenities, schools and transport links.

RMS | Rook
Matthews
Sayer



SEMI-DETACHED

THREE GENEROUS SIZE BEDROOMS

NO ONWARD CHAIN

LIVING ROOM THROUGH TO DINING ROOM

OPEN ASPECT AT REAR

IDEAL LOCATION

REFURBISHMENT OPPORTUNITY

NEARBY TO SHOPS AND AMENITIES

For any more information regarding the property please contact us today

40 Lindisfarne Road, Amble, NE65 0EH

A fantastic opportunity to purchase a three-bedroom semi-detached house in the popular coastal town of Amble, well positioned for access to local amenities. This is an ideal home for families wishing to update and personalise a property to make it their own.

The ground floor offers a spacious open-plan living room that flows through to a dining area, with views over the rear garden. Upstairs, there are three double bedrooms, two of which benefit from built-in wardrobes, and a family bathroom.

Externally, there is a block-paved driveway to the front providing parking. The rear garden is not overlooked, offering a good degree of privacy. The property falls within Council Tax Band B.

Amble town centre, with its range of shops, cafés and everyday services, is within easy reach, as is the harbour and marina area with its restaurants and weekend markets. Local primary and secondary schooling is available in and around Amble, making this a practical choice for families.

Public transport links include regular bus services connecting Amble with Morpeth, Alnwick and Newcastle. For rail travel, the nearest mainline stations are at Alnmouth and Morpeth, both accessible by car, offering services to Newcastle, Edinburgh and London. Road links via the A1 and A1068 provide onward access throughout Northumberland and beyond.

This three-bedroom semi-detached house represents a renovation opportunity in a convenient Amble location, suitable for investors or families seeking a project. No onward chain.

ENTRANCE HALL

UPVC double-glazed entrance door | Storage cupboard housing Worcester gas Combi boiler | Oak wood veneer floor | Staircase to first floor | Glazed doors to living room and kitchen

LIVING ROOM (Front)

11' 4" into alcove x 15' 9" (3.45m into alcove x 4.80m)
UPVC double-glazed window | Covling to ceiling | Radiator | Fireplace incorporating an electric fire | Open to dining room

DINING ROOM (Rear) 10' 9" x 8' 6" (3.27m x 2.59m)

UPVC double-glazed window | Covling to ceiling | Radiator | Open to living room and glazed door to kitchen

KITCHEN

Fitted wall and base units incorporating; single stainless-steel sink, gas hob with extractor hood, double electric oven, space for fridge freezer, breakfast bar, space for washing machine | Part tiled walls | Covling to ceiling | Radiator | UPVC double-glazed window | UPVC double-glazed external door

FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Doors to bedrooms and shower room

BEDROOM ONE (Rear) 14' 8" x 9' 11" (4.47m x 3.02m)

UPVC double-glazed window | Radiator | Built-in sliding door wardrobes

BEDROOM TWO (Rear) 12' 8" x 9' 6" (3.86m x 2.89m)

UPVC double-glazed window | Radiator | Built-in sliding door wardrobe

BEDROOM THREE (Front) 9' 11" max, 6' 9" min x 10' 2" (3.02m max, 2.06m min x 3.10m)

UPVC double-glazed window | Radiator

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

SHOWER ROOM

Walk-in shower cubicle with sliding glass door | Close-coupled W.C | Pedestal wash-hand basin | Radiator | Part wet-wall panelled and tiled walls | UPVC double-glazed frosted window

EXTERNALLY

Block paved drive to the front and a small section for planted shrubs

Rear garden mainly paved, fenced boundaries, and a garden shed

COUNCIL TAX BAND: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Openreach website states that Fibre to the cabinet is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: Block paved at the front

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

AGENTS NOTE

The property is unregistered with the land registry. However, the owners have the original deeds. Please speak to the branch if you require any further information about this.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AL009209/DM/TB/20.01.2026/V1 TW/TW/09/06/2026 Amended price



T: 01665 510044

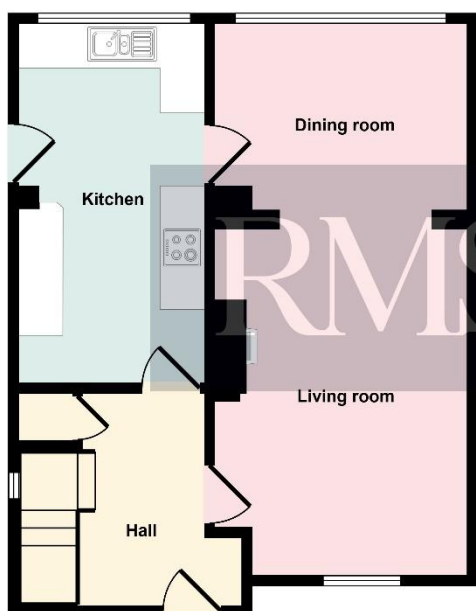
Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

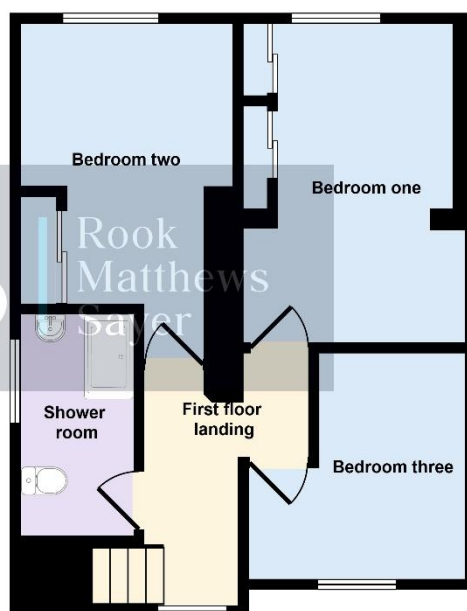




Approx Gross Internal Area
94 sq m / 1007 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft



First Floor
Approx 47 sq m / 504 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009209 VERSION 1

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.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer