



George Street | Amble | NE65 0DW

## Offers Over £185,000

Charming stone-built period home in the heart of Amble, just moments from the marina, offered with no onward chain. Featuring beautiful original details, two interconnecting reception rooms, a modern kitchen and bathroom, three bedrooms and an enclosed rear yard – a characterful coastal home close to shops, harbour walks and excellent transport links.

**RMS** | Rook  
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## STONE MID-TERRACED HOUSE

## CONTEMPORARY BATHROOM

### THREE BEDROOMS

### CHARACTER FEATURES

### SPACIOUS RECEPTION ROOMS

### GAS CENTRAL HEATING

### LIVING ROOM OPEN TO DINING ROOM

### NEWLY RE-FITTED KITCHEN

For any more information regarding the property please contact us today

31 George Street, Amble, NE65 0DW

Available with no onward chain, this attractive stone-built mid-terraced home is ideally positioned within the vibrant coastal town of Amble, just a short distance from the popular Amble Marina.

Full of character and charm, the property boasts a wealth of period features including high ceilings, original plaster cornices, an impressive staircase and a spacious landing, all combining to create a home of warmth and distinction.

The ground floor offers two generous reception rooms with separate entrances, but these have been opened up and now also connect by a square archway that provides a flowing, open-plan feel while retaining the option to separate the spaces if desired – ideal for both modern living and more formal entertaining. The kitchen has been updated in a contemporary style, offering a practical and stylish workspace.

Upstairs, the accommodation comprises two sizeable double bedrooms and a spacious single bedroom, providing flexible living arrangements for families, guests or home working. The modern bathroom is well-appointed, featuring both a double shower cubicle and a separate bath.

Externally, there is an enclosed rear yard offering low-maintenance outdoor space.

Amble has a range of local amenities, including independent shops, cafés and restaurants around Queen Street and the harbour area, as well as access to coastal walks and nearby beaches. The property is available with no onward chain.

Public transport links are provided by regular bus services connecting Amble with Morpeth, Alnwick and other Northumberland towns, where onward rail connections are available to Newcastle, Edinburgh and beyond. For drivers, the A1 is accessible via local routes, offering road links to Newcastle upon Tyne and the wider region. Families will find schooling options in Amble, with primary and secondary schools located in and around the town.

A fantastic opportunity to acquire a characterful coastal home in a sought-after location.

#### ENTRANCE VESTIBULE

Double-glazed composite entrance door | Original cornice | Courtesy light | Cupboard housing electric meter and fuse box | Tiled floor | Part-glazed door with etched glass and stained-glass windows leading through to main hall

#### HALL

Feature arch with decorative plasterwork mouldings | Original cornice | Dado rail | Under stairs storage cupboard | Spindle staircase leading to first floor | Radiator | Doors to reception rooms and kitchen | Stripped wood floor

#### DINING ROOM (Front)

13' 9" measured into alcove x 12' 11" (4.19m measured into alcove x 3.93m)

UPVC double-glazed window | Original cornice | Ceiling rose | Picture rail | Radiator | Stone fireplace with display shelves and stone hearth with a tiled inset | Square arch to living room

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### LIVING ROOM (Rear)

12' 7" measured into alcove x 13' 9" (3.83m measured into alcove x 4.19m)

Original cornice | Ceiling rose | Picture rail | Radiator | Fireplace incorporating; a decorative wood surround, marble inset and hearth, and an electric fire | UPVC double-glazed window

### KITCHEN 7' 9" x 10' 3" (2.36m x 3.12m)

Contemporary wall and base units incorporating; 1.5 stainless steel sink, space for electric cooker, extractor hood and steel splashback, space for washing machine, space for fridge freezer

Radiator | UPVC double-glazed windows and door to rear yard

Split landing with steps up to bathroom and steps up to main landing

### BATHROOM

Bath | Double shower cubicle with mains shower | Close coupled W.C. | Pedestal wash-hand basin | Radiator | Wall-mounted mirrored door vanity cabinet | Extractor fan | Wet-wall panelled walls and UPVC panelled ceiling

### MAIN LANDING

Dado rail | Doors to bedrooms | Loft access hatch

### BEDROOM ONE (Rear)

12' 8" measured into alcove at back of wardrobe x 14' 0" (3.86m measured into alcove at back of wardrobe x 4.26m)

UPVC double-glazed window with distant views of Amble Marina and Warkworth Castle | Stripped wood floor | Radiator | Fitted wardrobes and cupboards

### BEDROOM TWO (Front)

10' 1" x 13' 1" (3.07m x 3.98m) measured to wardrobes  
UPVC double-glazed window | Radiator | Built-in wardrobes and cupboards in the alcove | Vaillant gas central heating boiler (located in the alcove wardrobe)

### BEDROOM THREE (Front) 7' 4" x 9' 10" (2.23m x 2.99m)

UPVC double-glazed window | Radiator

### EXTERNALLY

Rear yard with gate access

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Open Reach Website confirms Fibre to the Cabinet is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

### 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: A

### EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area  
107 sq m / 1152 sq ft



Ground Floor  
Approx 53 sq m / 571 sq ft

First Floor  
Approx 54 sq m / 581 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.

AL009457 VERSION 1

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