



Acklington Road | Amble | NE65 0NF

Offers over £160,000

Charming period mid-terrace in a prime Amble location, offered with no onward chain. A character property featuring bright living space, two generous bedrooms and a rear yard with lane access—just moments from the town centre. Early viewing recommended.

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MID-TERRACED HOUSE

SPACIOUS LIVING ROOMS & BEDROOMS

WALKING DISTANCE TO SHOPS & FACILITIES IN TOWN CENTRE

GAS CENTRAL HEATING & DOUBLE- GLAZED WINDOWS

LIVING ROOM OPEN TO A DINING ROOM

REAR YARD WITH DOUBLE TIMBER DOOR ACCESS

For any more information regarding the property please contact us today

20 Acklington Road, Amble, Morpeth, NE65 0NF

Located at the top end of the popular coastal town of Amble, Northumberland, this attractive period mid-terrace house enjoys easy access to the town centre and is available with no onward chain.

The property is rich in character, boasting high ceilings, original plasterwork cornices, and a striking decorative plasterwork arch within the entrance hall. The accommodation comprises a spacious living room open to the dining area, featuring a walk-in bay window to the front that fills the space with natural light.

To the rear, a galley-style kitchen provides access to a sheltered rear yard and a convenient ground-floor shower room.

Upstairs, there are two generously sized bedrooms complemented by a beautiful and well-proportioned landing space, enhancing the sense of light and space throughout the first floor.

Externally, the rear yard benefits from double timber doors opening onto the rear lane, offering practicality and potential for access.

This charming home combines period features with a central coastal location and would appeal to a range of buyers. Early viewing is recommended.

ENTRANCE PORCH

Double-glazed composite entrance door | Part-glazed door to hall

HALL

Radiator | Dado Rail | Original cornice | Decorative plaster work mouldings | Staircase to first floor | Door to living room | Door to dining room

LIVING ROOM

12' 10" plus bay window x 11' 7" (3.91m plus bay window x 3.53m)

UPVC double-glazed bay window | Original cornice | Radiator | Electric radiator | Laminate floor | Square arch to dining room

DINING ROOM

13' 11" x 11' 10" into alcove (4.24m x 3.60m into alcove)

UPVC double-glazed window | Radiator | Coving to ceiling | Laminate floor | Door to kitchen

KITCHEN 10' 10" x 6' 1" (3.30m x 1.85m)

Fitted wall and base units incorporating: gas hob, extractor hood, electric oven, single stainless steel sink, space for washing machine

Part tiled walls | Radiator | UPVC double-glazed window and door to rear yard | Under stairs storage cupboard | Door to kitchen and door to dining room

SHOWER ROOM 7' 10" x 6' 5" (2.39m x 1.95m)

Tiled double-shower cubicle incorporating an electric shower | Fitted cabinets incorporating a W.C | Cabinet with integrated wash-hand basin | Fully tiled walls | Chrome ladder style radiator | Extractor fan | Double-glazed frosted windows
HM 30/6/26 Price change

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FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Radiator

BEDROOM ONE (front) 15' 1" x 13' 3" (4.59m x 4.04m)

UPVC double-glazed windows | Radiator | Coving to ceiling

BEDROOM TWO (rear)

13' 11" x 8' 9" max into recess (4.24m x 2.66m max into recess)

UPVC double-glazed window | Coving to ceiling | Cupboard housing central heating boiler

EXTERNALLY

Small town garden to the front | Mainly gravelled and a wall boundary

Mostly covered rear yard with double timber door access | Storage cupboard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

AGENTS NOTE

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.

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		



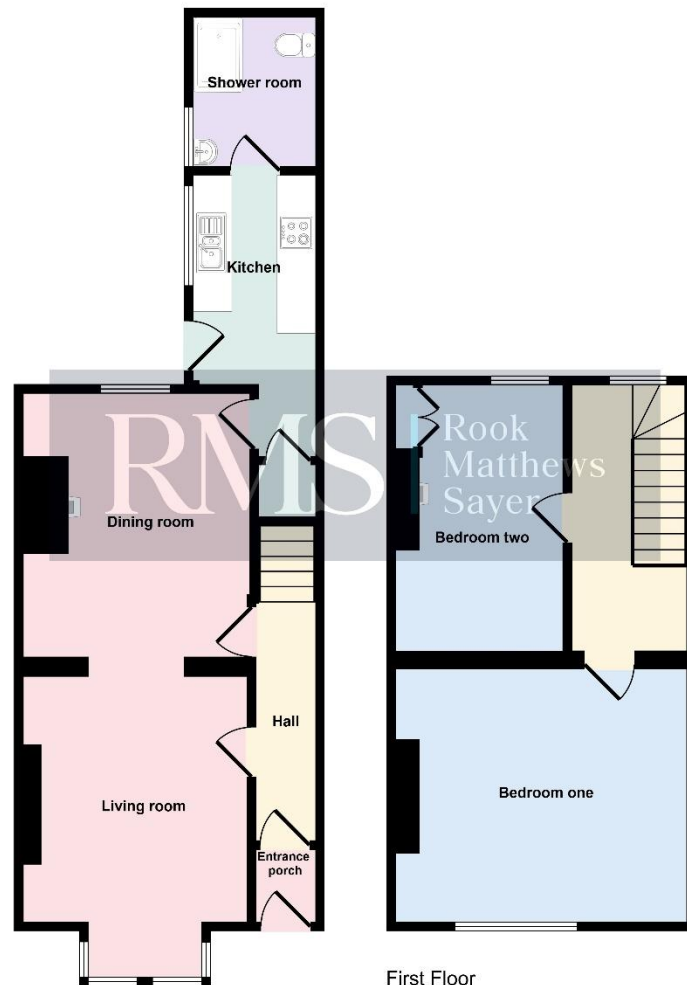
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Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft

First Floor
Approx 39 sq m / 416 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.

AL009411 VERSION 1

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.

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.

