



Aidan Road | Amble | NE65 0EQ

## Offers over £184,950

Freehold three-bedroom semi-detached home close to the centre of Amble on the beautiful Northumberland Coast.

Recently upgraded with re-plastering, new gas combi boiler and re-wire, the property offers a bright open-plan living/dining room, extended dining kitchen, upstairs shower room, and private gardens to the side, rear and front.

Potential for off-street parking (subject to consent).

A superb family home in a sought-after coastal location.

**RMS** | Rook  
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## SEMI-DETACHED HOUSE

## FREEHOLD

### LIVING ROOM & DINING ROOM

### DINING KITCHEN

### NEWLY INSTALLED GAS COMBI BOILER

### RE-WIRED ELECTRICS

### GARDENS TO THE FRONT & SIDE

### CLOSE TO SHOPS

For any more information regarding the property please contact us today

#### 13 Aidan Road, Amble, Morpeth, NE65 0EQ

Situated within easy reach of the centre of Amble, a charming harbour town on the stunning Northumberland Coast, this attractive three-bedroom semi-detached home offers beautifully presented accommodation ideal for family living.

Offered on a freehold basis, the property has been recently enhanced by the current owner, with improvements including partial re-plastering, a newly installed gas combi boiler, and a full re-wire, providing peace of mind for prospective purchasers.

The ground floor features a welcoming living room which opens seamlessly into the dining room, creating a wonderfully bright and light-filled dual-aspect space—perfect for both everyday living and entertaining. To the rear, an extended dining kitchen offers generous worktop and storage space, along with ample room for a table and chairs, making it the true heart of the home.

To the first floor are three well-proportioned bedrooms served by a contemporary shower room.

Externally, the property benefits from a private garden to the side which extends around to the rear of the house, offering a pleasant space for outdoor relaxation and family enjoyment. There is also a garden to the front, and potential to create off-street parking subject to the necessary consents.

This is a fantastic opportunity to acquire a spacious home in a sought-after coastal location

#### ENTRANCE HALL

UPVC double-glazed entrance door | Radiator | Under stairs cupboard | Staircase to first floor | Doors to; living/dining room & kitchen

**LIVING/DINING ROOM 13' 3" into alcove x 22' 4" (4.04m into alcove x 6.80m)**

**LIVING ROOM (Front) 14' 5" x 11' 0" (4.39m x 3.35m)**  
UPVC double-glazed window | Radiator | Coving to ceiling

**DINING ROOM (Rear) 11' 11" x 9' 10" (3.63m x 2.99m)**  
UPVC double-glazed window | Radiator | Coving to ceiling

#### DINING KITCHEN

14' 5" x 16' 6" max, measured into recess  
(4.39m x 5.03m max, measured into recess)  
Fitted wall & base units incorporating; single stainless-steel sink, electric ceramic hob & extractor hood, electric oven, space for washing machine & space for dishwasher

Radiator | Ceiling downlights | UPVC double-glazed windows & external door

#### FIRST FLOOR LANDING

Coving to ceiling | Loft access hatch | Doors to bedrooms & bathroom

#### BATHROOM

Wet wall panelled corner shower cubicle with mains shower | Pedestal wash-hand basin | Close coupled W.C | Radiator | Tiled walls | UPVC double-glazed frosted windows

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### BEDROOM ONE (Front)

11' 7" measured into alcove x 11' 8"  
(3.53m measured into alcove x 3.55m)

UPVC double-glazed window | Radiator | Coving to ceiling

### BEDROOM TWO (Rear) 11' 6" x 10' 2" (3.50m x 3.10m)

UPVC double-glazed window | Radiator | Coving to ceiling |  
Worcester Combi gas boiler

### BEDROOM THREE (Front) 8' 0" x 8' 2" (2.44m x 2.49m)

UPVC double-glazed window | Radiator | Coving to ceiling

### EXTERNALLY

Front garden mainly laid to lawn with wall boundary, hedge, planted shrubs & bushes

Private garden to the side with a garden shed. Mainly laid to lawn which narrows as it continues around to the rear of the property

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street Parking

### AGENTS NOTE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

### 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: C

### EPC RATING: D

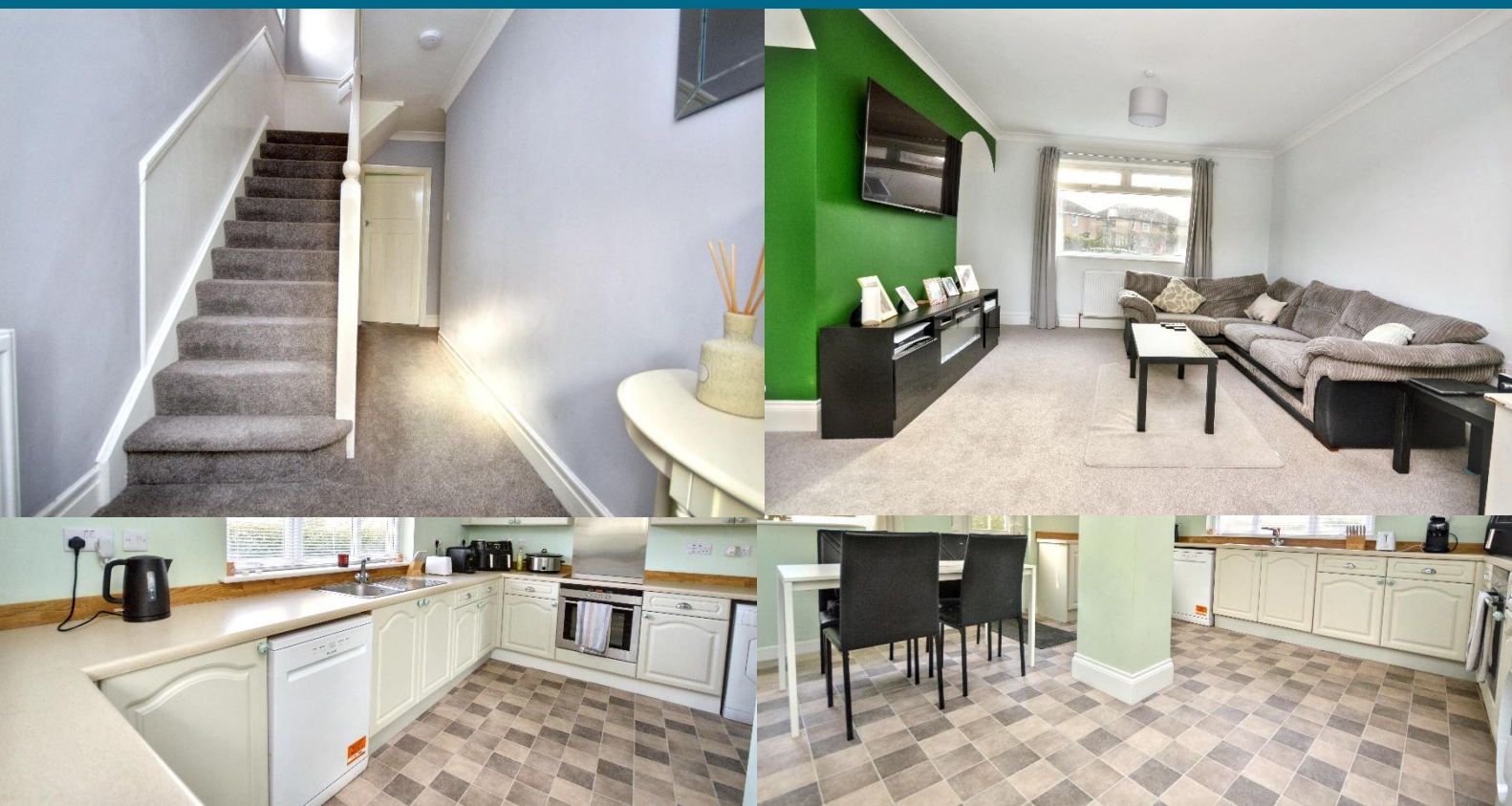
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

AL009404/DM/TB/21.02.26/V1 – Amended Price 11.03.26 TB

**HM 28/4/26 Amended price HH AMENDED PRICE 14.05.2026**

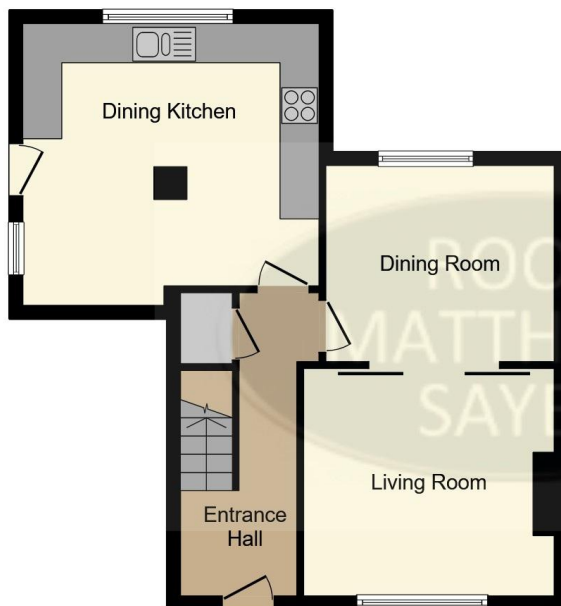
**HIM 11/8/26 Price Amended.**

**TW/TW 22/08/2026 Amended price**



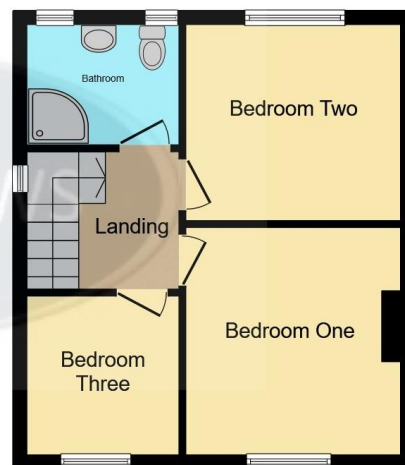


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Ground Floor

Floor area 53.0 sq.m. (570 sq.ft.)



First Floor

Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 90.9 sq.m. (978 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or

**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.



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