

Lambs Terrace | Amble | NE65 0LP

£159,500

A charming stone terraced home nestled in the heart of the highly popular traditional harbour town of Amble, this property is just moments away from the town centre and Amble Harbour Village with plenty of cafes and restaurants along with many shopping and leisure amenities. Offering well presented and good sized living space, this is an ideal choice for the first time buyer, couples and retired seeking a characterful coastal home. Benefitting from double glazing and gas central heating, an early viewing of this pretty garden terrace is strongly recommended.

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x 2 x 1 x 1

ATTRACTIVE STONE BUILT GARDEN TERRACE

FITTED KITCHEN AND BATHROOM

ENCLOSED GARDEN TO FRONT/OUTBUILDING TO REAR

CENTRAL LOCATION

VERY WELL PRESENTED

EXCELLENT SIZE LOUNGE

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

For any more information regarding the property please contact us today

21 Lambs Terrace, Amble, NE65 0LP

Entering through the useful lobby area, the lounge is an excellent size with an original stone surround fireplace with a wood burning stove which gives a cosy focal point to the room. There is ample space for living room furniture as well as a dining table for everyday eating and entertaining. Stairs lead to the first floor landing and there is an attractive luxury vinyl floor covering which continues into the fitted kitchen. The galley kitchen offers an excellent range of wall and base units with contrasting worktops and a fitted electric oven, hob and extractor along with space for further appliances. From the bright and airy landing there are two double bedrooms, the main is of an excellent size and the bathroom is well appointed with a modern suite and shower over the bath. Outside, the lawn garden to the front is bordered by a stone wall and timber fencing providing a lovely space to sit and enjoy the warmer months of the year. The cobbled lane to the rear has a useful storage outbuilding and can provide further seating.

Amble has become increasingly popular with many buyers choosing this town to live due to its many shops, cafes and restaurants. There is a good supply of local shops as well as larger supermarkets and the Sunday market at the harbour is well worth a visit. The working harbour at Amble Harbour Village has wooden retail pods, coffee shops and fish restaurants and Little Shore Beach is great for children. A walk along the Pier and breakwater has fabulous views of the sea and coastline and boat trips from the harbour visit Coquet Island where puffins, grey seals and a variety of sea birds can be spotted. There are schools for children of all ages and the local bus service is regular visiting Alnwick, Morpeth and beyond. The train station in Alnmouth provides services to Newcastle, Edinburgh with connections throughout the country.

If you are looking for a pretty coastal stone terrace, this property should be on your list to view.

ACCOMMODATION

ENTRANCE LOBBY

LOUNGE 17'5" (5.31m) x 14'9" (4.50m)

KITCHEN 14'9" (4.50m) x 5'10" (1.79m) plus recess

LANDING

BEDROOM ONE 13'5" (4.09m) plus recess x 11'1" (3.38m)

BEDROOM TWO (L-shaped) 7'4" (2.24m) x 6'5" (1.96m) plus 7'8" (2.33m) x 5'6" (1.68m)

BATHROOM

GARDEN

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas and wood burner
Broadband: Cable
Mobile Signal Coverage Blackspot: No known issues
Parking: Communal parking

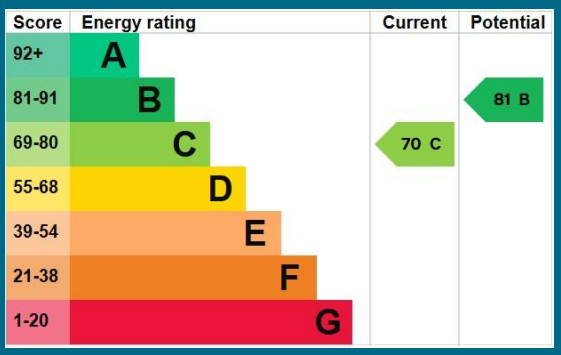
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

HOLIDAY LET
While the agent believes the property may be suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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



AL009346/LP/CM/12.12.25/V1





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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.

The Property Ombudsman

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