

Northumbria Terrace | Amble | NE65 0EJ

£195,000

Situated on the popular Northumbria Terrace, this beautifully presented three-bedroom stone-built terrace combines character, modern comforts and the rare benefit of a private front garden. Offered with no onward chain, the property features a cosy lounge with wood-burning stove, a stylish refitted kitchen and bathroom, and spacious accommodation throughout, making it an ideal first-time purchase, buy-to-let investment or holiday-let opportunity in the heart of Amble.

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X3 X2 X2

MID-TERRACED HOUSE

NO ONWARD CHAIN

GROUND FLOOR W.C.

IDEAL FIRST-TIME BUY

OPEN PLAN DINING ROOM AND KITCHEN

FRONT GARDEN

For any more information regarding the property please contact us today

Situated on the popular Northumbria Terrace in the heart of Amble, this beautifully presented three-bedroom stone-built mid-terraced home offers the rare advantage of a private front garden and is ideal for first-time buyers, investors, or those seeking a holiday let opportunity. Available with no onward chain.

Occupying a pleasant position on a pedestrianised street, the property has been thoughtfully updated by the current owners and benefits from a refitted kitchen and bathroom, double-glazing throughout, and a Worcester gas-fired combination boiler.

The accommodation briefly comprises a welcoming and spacious living room to the front, featuring an attractive brick fireplace with an inset wood-burning stove, creating a wonderful focal point and cosy living space.

To the rear, the generous dining room flows openly into the modern kitchen, making it ideal for both everyday living and entertaining. The kitchen is fitted with a range of contemporary shaker-style units and incorporates an electric oven, hob and extractor hood. A useful ground floor W.C. completes the downstairs accommodation.

To the first floor are three bedrooms and a beautifully appointed family bathroom comprising a panelled bath with shower over, pedestal was-hand basin and W.C.

Externally, the property enjoys a particularly desirable feature seldom found with terrace homes in the area - a separate enclosed garden to the front. Accessed through a charming picket fence and gate, the garden offers a lawned area together with a large decked seating space, perfect for relaxing or outdoor entertaining. In addition to the front garden there is a private enclosed rear yard.

Conveniently located close to Amble's thriving town centre, harbour, marina and local amenities, this attractive home combines character, modern comforts and versatile appeal, making it an excellent first-time purchase, buy-to-let investment or coastal holiday retreat.

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LIVING ROOM
4.50m x 4.10m (14'9" x 13'5")

KITCHEN/DINING ROOM
5.70m x 4.10m (18'8" x 13'5")

W.C.

BEDROOM 1
3.60m x 3.40m (11'10" x 11'2")

BEDROOM 2
3.10m x 3.00m (10'2" x 9'10")

BEDROOM 3
3.60m x 2.40m (11'10" x 7'10")

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas and wood burner
Broadband: Full fibre broadband is available
Mobile Signal Coverage Blackspot: No known issues
Parking: On street

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.

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.

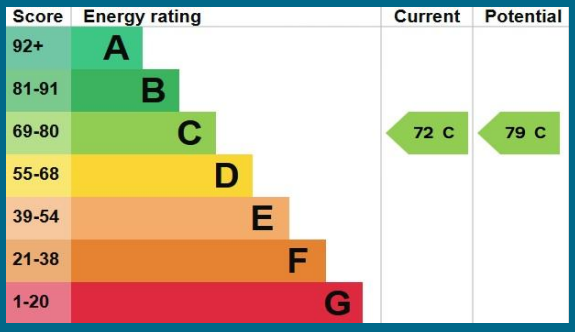
RESTRICTIONS AND RIGHTS
- This property lies within a conservation area
- There is a shared path to the property. The property is one side of the path, the garden is on the other side of the path opposite the house.

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

AL009751.DM.VG.11/11/2026.V.2







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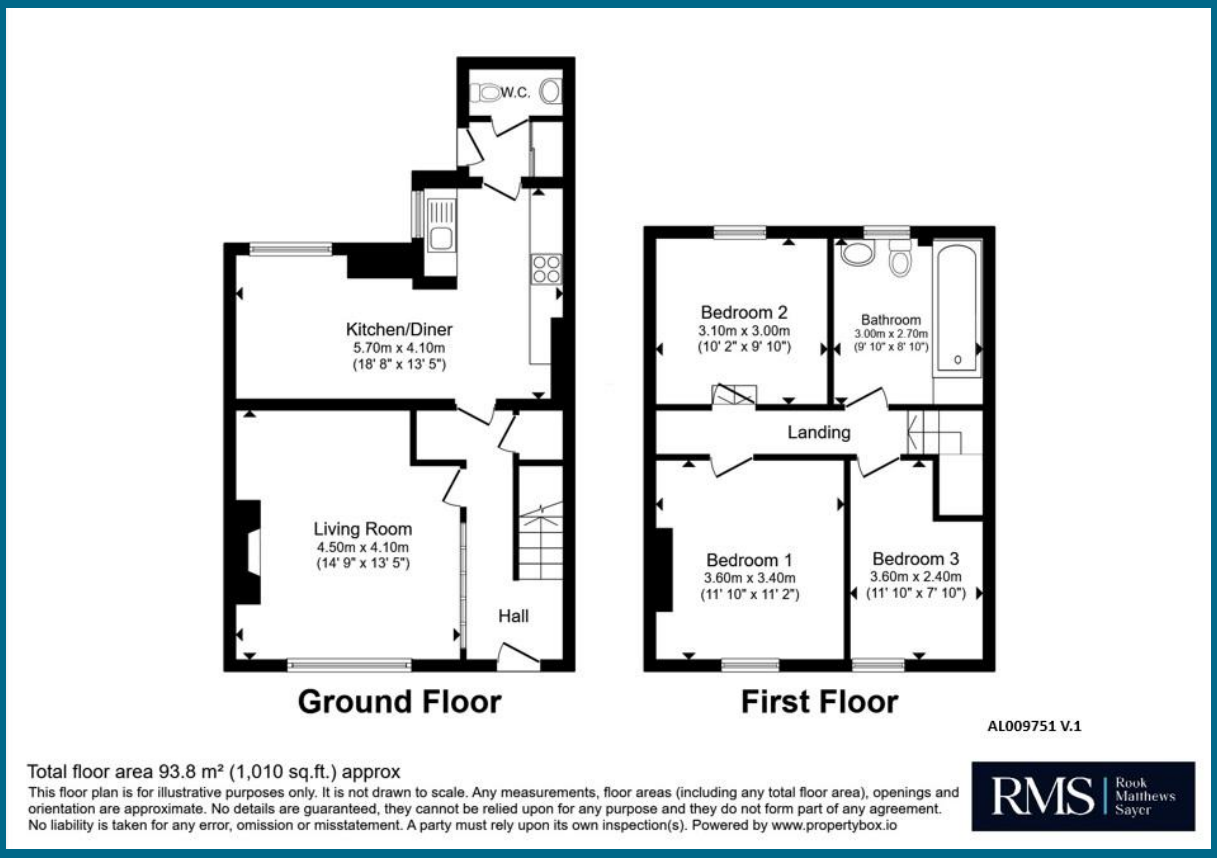


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Total floor area 93.8 m² (1,010 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.

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.

The Property Ombudsman

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