



Albert Street | Amble | NE65 0LZ

£175,000

This centrally located terraced house in Amble offers three bedrooms, spacious living room, and a large open-plan dining kitchen, with easy access to local amenities, schools, transport links, and the picturesque harbour, making it ideal for families or investors and available with no onward chain.

ROOK
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Freehold mid-terraced house

Front garden

Private rear yard

Gas Central heating

Double glazing

No chain

For any more information regarding the property please contact us today

41 Albert Street, Amble NE65 0LZ

A conveniently located mid-terraced house in Amble, offering practical access to local amenities. This fantastic property is available with no onward chain and features three bedrooms, including two doubles—one with built-in wardrobes—and a single bedroom. The neutrally decorated accommodation also includes a separate lounge to the front, and a large open-plan dining kitchen at the rear.

Positioned close to Amble's high street, residents benefit from a range of shops, cafes, and weekly markets. The area is known for the picturesque Amble Harbour Village, offering independent boutiques, seafood restaurants, and scenic walking and cycling routes along the Northumberland coastline. Families will find schools within easy reach, while nearby parks and green spaces provide additional recreational options.

Public transport options are available at Alnmouth railway station, approximately 10 minutes by car, providing regular services to Newcastle (approximately 30 minutes) and Edinburgh (around 90 minutes). Bus routes connect Amble to neighbouring market towns and the city of Morpeth. The property's location suits both investors and families, given its ongoing success as a holiday rental and its proximity to essential amenities.

ACCOMMODATION

ENTRANCE HALL

UPVC double-glazed entrance door | Laminate floor | Radiator | Staircase to first floor | Doors to; lounge and dining kitchen

LOUNGE 14'7 X 12'3 (4.44m x 3.73m)

UPVC double-glazed window | Radiator | Wood mantelpiece | Laminate floor

DINING KITCHEN 18'2 X 15'3 INTO KITCHEN SINK RECESS AREA OF KITCHEN (5.53m x 4.64m)

UPVC double-glazed windows with fitted blinds | UPVC double-glazed external door to small yard | Radiator | Laminate floor | Feature pendant lamps | Under stairs cupboard.

Fitted cupboards incorporating; electric hob, electric oven, extractor hood, 1.5 stainless-steel sink, space for washing machine, space for slimline dishwasher

FIRST FLOOR LANDING

Split level landing with Doors to; bedrooms and bathroom

BEDROOM ONE 14'8 X 10'4 INTO BACK OF WARDROBE/ALCOVE (4.47m x 3.15m)

UPVC triple-glazed window with fitted blinds | Fitted wardrobes in alcove | Radiator | Laminate floor

BEDROOM TWO 11'4 X 6'8 PLUS DOOR RECESS (3.45m x 2.03m)

UPVC double-glazed window with fitted blinds | Radiator | Coving to ceiling

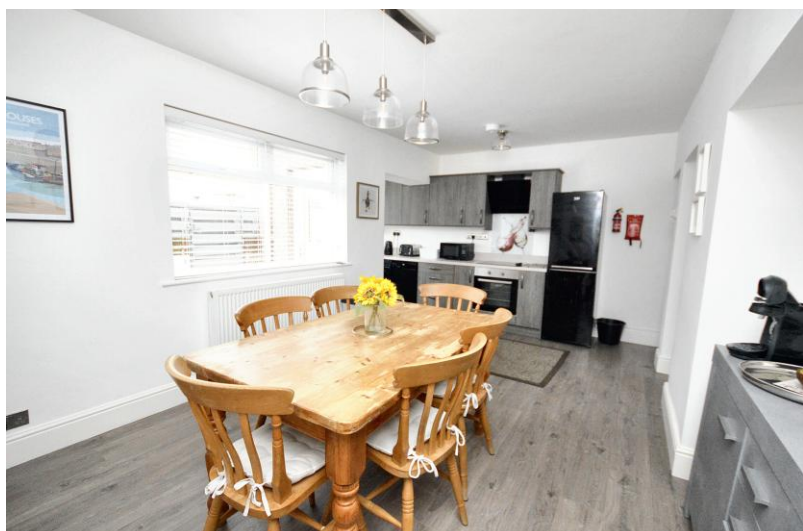
BEDROOM THREE 8'6 MAX X 11'1 MAX (2.59m x 3.38m)

UPVC triple-glazed window with fitted blinds | Radiator | Coving to ceiling

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BATHROOM

Panelled bath with mains shower and glass shower screen | Cabinet with integrated wash-hand basin | Close -coupled WC | Chrome ladder-style radiator | Part-tiled walls | Extractor fan | UPVC double-glazed frosted window with fitted blind | Storage cupboard housing gas boiler | Vinyl plank flooring

EXTERNALLY

Small rear yard with gate access to rear lane

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to cabinet

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

RESTRICTIONS AND RIGHTS

Conservation Area: Yes

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: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

AL009267/DM/CM/17.11.25/V2



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FLOOR PLAN

Approx Gross Internal Area
92 sq m / 993 sq ft

AL009267 Version 1



Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 45 sq m / 483 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.



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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.



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