



Lindisfarne Road | Amble | NE65 0EH

**£175,000**

A three-bedroom semi-detached house in Amble offering spacious open-plan living, a private rear garden and driveway parking, now requiring renovation and presenting a no-onward-chain project opportunity close to local amenities, schools and transport links.

**RMS** | Rook  
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Sayer



**SEMI-DETACHED**

**THREE GENEROUS SIZE BEDROOMS**

**NO ONWARD CHAIN**

**LIVING ROOM THROUGH TO DINING ROOM**

**OPEN ASPECT AT REAR**

**IDEAL LOCATION**

**REFURBISHMENT OPPORTUNITY**

**NEARBY TO SHOPS AND AMENITIES**

For any more information regarding the property please contact us today

**40 Lindisfarne Road, Amble, NE65 0EH**

A fantastic opportunity to purchase a three-bedroom semi-detached house in the popular coastal town of Amble, well positioned for access to local amenities. This is an ideal home for families wishing to update and personalise a property to make it their own.

The ground floor offers a spacious open-plan living room that flows through to a dining area, with views over the rear garden. Upstairs, there are three double bedrooms, two of which benefit from built-in wardrobes, and a family bathroom.

Externally, there is a block-paved driveway to the front providing parking. The rear garden is not overlooked, offering a good degree of privacy. The property falls within Council Tax Band B.

Amble town centre, with its range of shops, cafés and everyday services, is within easy reach, as is the harbour and marina area with its restaurants and weekend markets. Local primary and secondary schooling is available in and around Amble, making this a practical choice for families.

Public transport links include regular bus services connecting Amble with Morpeth, Alnwick and Newcastle. For rail travel, the nearest mainline stations are at Alnmouth and Morpeth, both accessible by car, offering services to Newcastle, Edinburgh and London. Road links via the A1 and A1068 provide onward access throughout Northumberland and beyond.

This three-bedroom semi-detached house represents a renovation opportunity in a convenient Amble location, suitable for investors or families seeking a project. No onward chain.

**ENTRANCE HALL**

UPVC double-glazed entrance door | Storage cupboard housing Worcester gas Combi boiler | Oak wood veneer floor | Staircase to first floor | Glazed doors to living room and kitchen

**LIVING ROOM (Front)**

**11' 4" into alcove x 15' 9" (3.45m into alcove x 4.80m)**  
UPVC double-glazed window | Coving to ceiling | Radiator | Fireplace incorporating an electric fire | Open to dining room

**DINING ROOM (Rear) 10' 9" x 8' 6" (3.27m x 2.59m)**

UPVC double-glazed window | Coving to ceiling | Radiator | Open to living room and glazed door to kitchen

**KITCHEN**

Fitted wall and base units incorporating; single stainless-steel sink, gas hob with extractor hood, double electric oven, space for fridge freezer, breakfast bar, space for washing machine | Part tiled walls | Coving to ceiling | Radiator | UPVC double-glazed window | UPVC double-glazed external door

**FIRST FLOOR LANDING**

UPVC double-glazed window | Loft access hatch | Doors to bedrooms and shower room

**BEDROOM ONE (Rear) 14' 8" x 9' 11" (4.47m x 3.02m)**

UPVC double-glazed window | Radiator | Built-in sliding door wardrobes

**BEDROOM TWO (Rear) 12' 8" x 9' 6" (3.86m x 2.89m)**

UPVC double-glazed window | Radiator | Built-in sliding door wardrobe

**BEDROOM THREE (Front) 9' 11" max, 6' 9" min x 10' 2" (3.02m max, 2.06m min x 3.10m)**

UPVC double-glazed window | Radiator

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### SHOWER ROOM

Walk-in shower cubicle with sliding glass door | Close-coupled W.C | Pedestal wash-hand basin | Radiator | Part wet-wall panelled and tiled walls | UPVC double-glazed frosted window

### EXTERNALLY

Block paved drive to the front and a small section for planted shrubs

Rear garden mainly paved, fenced boundaries, and a garden shed

COUNCIL TAX BAND: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Openreach website states that Fibre to the cabinet is available in the area

Mobile Signal Coverage Blackspot: No known issues

Parking: Block paved at the front

### 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.

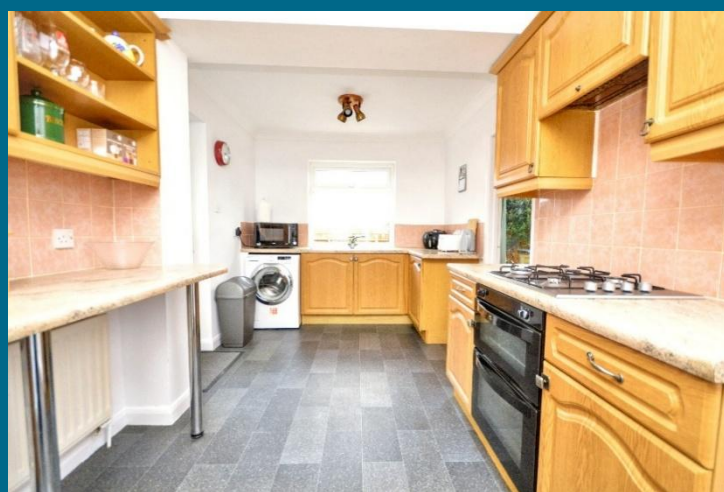
### TENURE

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

### AGENTS NOTE

The property is unregistered with the land registry. However, the owners have the original deeds. Please speak to the branch if you require any further information about this.

AL009209/DM/TB/20.01.2026/V1 TW/TW/09/06/2026 Amended price



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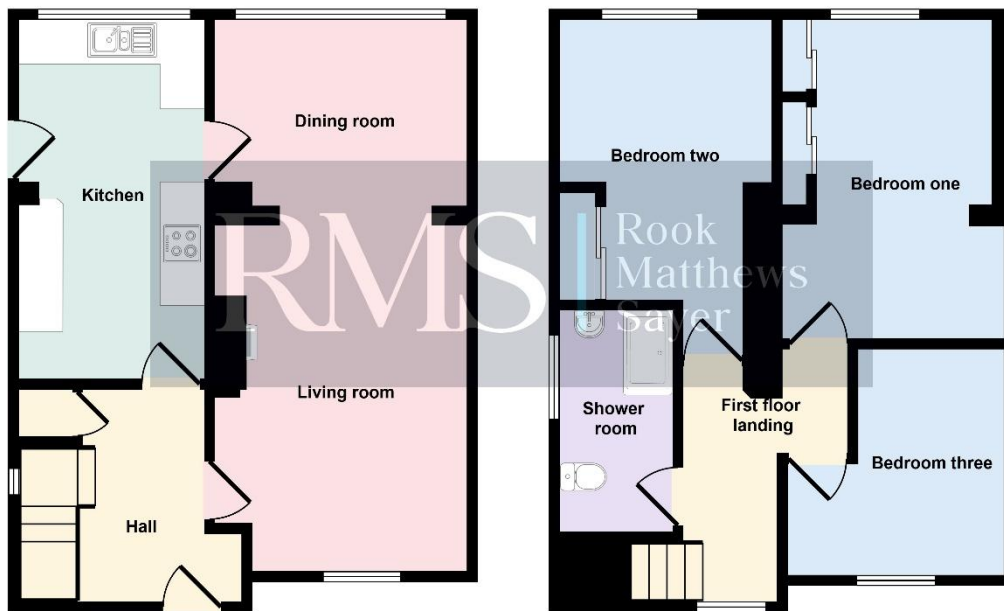
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Approx Gross Internal Area  
94 sq m / 1007 sq ft



Ground Floor  
Approx 47 sq m / 502 sq ft

First Floor  
Approx 47 sq m / 504 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.

AL009209 VERSION 1

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