



Bede Street | Amble | NE65 0EA

£189,950

A spacious three bedroomed bay fronted stone period property located in the heart of the traditional harbour town of Amble with many shopping and leisure amenities on the doorstep. Just a short walk will bring you to Amble Harbour Village with a working harbour, retail pods and fish restaurants along with cafes both at the harbour and in the village centre. The property is well presented and the living space is neutrally decorated and the property benefits from uPVC double glazing, gas central heating. The current owners have re-fitted the bathroom in a traditional style in keeping with the character of the property.

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STONE TRADITIONAL TERRACED HOUSE

WELL APPOINTED BATHROOM

THREE GOOD SIZED BEDROOMS

GCH AND DOUBLE GLAZING

CHARACTERFUL PROPERTY

EASY REACH OF TOWN CENTRE/HARBOUR

WELL PRESENTED

NO ONWARD CHAIN – VIEWING ESSENTIAL

For any more information regarding the property please contact us today

A gated quarry tiled pathway leads you to the entrance door and into the lobby with a glazed door into the entrance hall with the original spindled staircase to the first floor. The lounge is a great space for relaxing or entertaining with a bay window allowing natural light to flow into the room. The fireplace with marble surround and cast iron inset with slate hearth creates a cosy focal point. There is a separate dining room perfect for everyday eating which is also a great size for family gatherings. The kitchen to the rear of the property is a galley style and is fitted with a range of wall and base units and whilst the units are serviceable, a new owner may wish to replace in time. Off the kitchen is a useful utility room with a door to the side into the courtyard.

To the first floor there is a split landing with stairs from the half landing leading into a lobby area with shelving and cupboards for storage and door to the bathroom with a double ended claw footed bath, separate shower cubicle with shower unit, pedestal wash hand basin and traditional high level w.c. From the half landing there are stairs to the main galleried landing. The main bedroom to the front has fitted wardrobes and to the rear there is a further double bedroom with built in cupboards with hanging rails. The third bedroom is also of a good size with a fitted cupboard with hanging and shelving space over the stair well.

Outside to the front, the garden is pebbled and bordered by railings and gate with pathway to the entrance door. To the rear the courtyard provides plenty of space to sit and enjoy the warmer months of the year and there are double gates into the rear lane.

Amble is a very desirable coastal town with a close community atmosphere with many clubs and events taking place throughout the year. The Sunday market at the harbour is popular and well worth a visit and boat trips across to Coquet Island gives the opportunity of sightings of many seabird species, grey seals and dolphins. Amble has its own Little Shore Beach which is sheltered by the Pier and breakwater. A brisk walk around the breakwater is not to be missed and spectacular on a blustery day with waves crashing against the rocks. Amble attracts many types of buyers from the first time buyers, young and growing families and the young and matures whether single or couples. There are schools for children of all ages and a new secondary school is currently under construction creating a super school. The public transport is excellent with bus services to Morpeth and Alnwick and the villages in between with connections to Newcastle and Berwick. The train station in Alnmouth provides a fast train service to Newcastle and Edinburgh with links to the rail network throughout the country.

If you are looking for a characterful property in a vibrant town on this glorious coastline with plenty of amenities close by we feel this property should be on your viewing list.

ACCOMMODATION

ENTRANCE LOBBY

UPVC entrance door, dado rail, glazed door to entrance hall

ENTRANCE HALL

Stairs to the first floor, radiator, wood flooring.

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LOUNGE 15' 10" into bay x 13' 8" max (4.82m x 4.16m)
UPVC double glazed bay window to front, fireplace with marble surround and hearth with cast iron inset, dado rail, coving and ceiling rose, radiator.

DINING ROOM 13' 4" max x 11' 1" max (4.06m x 3.38m)
UPVC double glazed window to rear., cast iron fireplace, glazed cupboard to chimney breast recess, coving, radiator.

KITCHEN 17' 8" into door recess x 7' 10" (5.38m x 2.39m)
UPVC double glazed window to side, fitted wall and base units with work surfaces and a one and a half bowl sink unit with mixer tap and tiled splashback, fitted electric hob and oven with extractor over, space for fridge freezer, understairs storage cupboard.

UTILITY/BOOT ROOM 7' 11" max x 5' 4" max (2.41m x 1.62m)
UPVC door to side, space for washer, central heating boiler

SPLIT LANDING

Stairs to storage area with UPVC double glazed window to side, cupboards and shelving.

BATHROOM

UPVC double glazed window to rear, double ended claw footed traditional bath with taps and umbrella style shower attachment, separate shower cubicle with electric shower unit, pedestal wash hand basin, high level w.c. tiling to shower area, part-panelled walls, towel radiator.

LANDING

Galleried landing with spindled staircase and handrail, loft access.

BEDROOM ONE 14' 0" max x 9' 7" max (4.26m x 2.92m)
UPVC double glazed window to front, storage cupboard, radiator.

BEDROOM TWO 13' 8" max x 9' 7" max (4.16m x 2.92m)
UPVC double glazed window to rear, built in cupboards both with hanging rail, radiator.

BEDROOM THREE 13' 8" x 9' 7" max (4.16m x 2.92m)
UPVC double glazed window to front, built in wardrobe, radiator.

OUTSIDE

To the front of the property the pebbled garden is bordered by railings and a metal gate opening onto the quarry tiled pathway to the entrance door. To the rear the courtyard is a good size with plenty of space for a table and chairs and loungers to sit and relax or for 'al fresco' dining. There are double gates to the rear opening on the rear lane.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street

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.

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

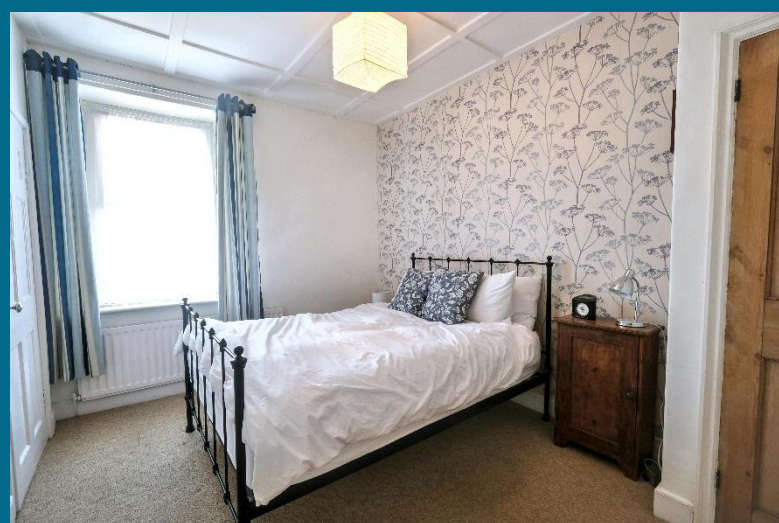
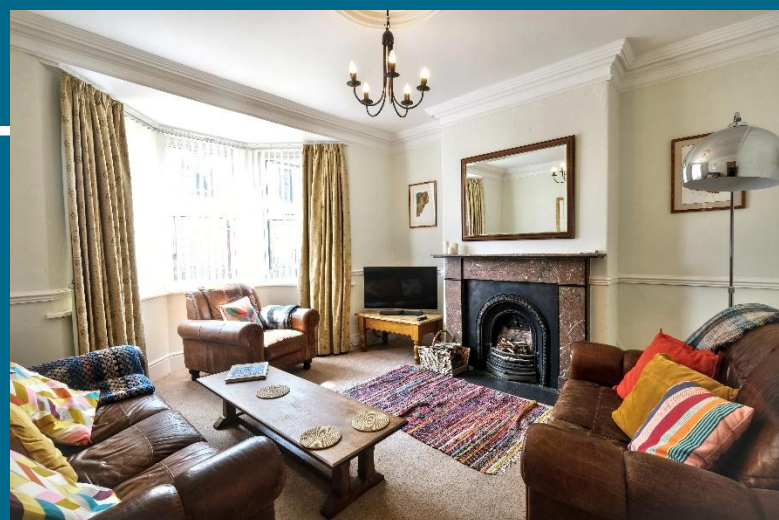
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

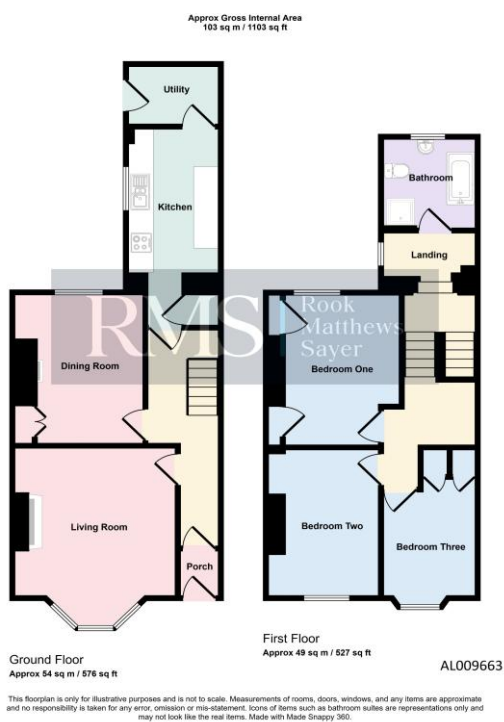
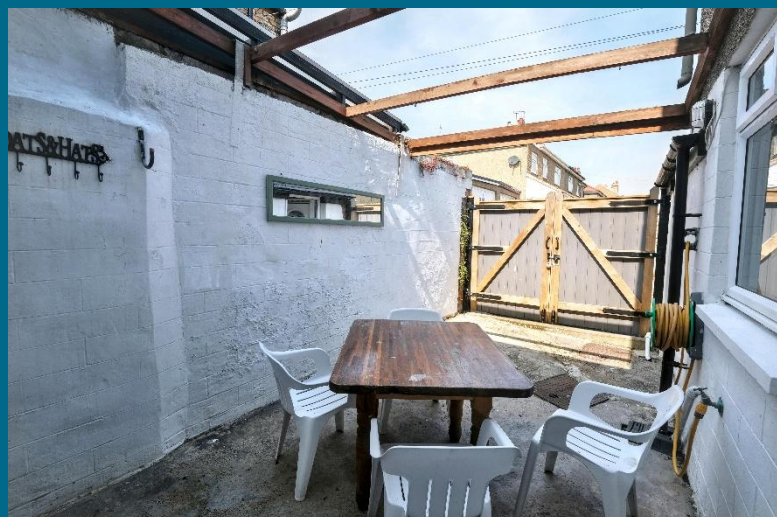
COUNCIL TAX BAND: B

EPC RATING: D

AL009663/LP/HH/VG/15.07.2026/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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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