



Lindisfarne Road | Amble | NE65 0EH

**£170,000**

Situated in the highly popular traditional harbour town of Amble and within walking distance of the town centre shops, cafes and restaurants, this extended two double bedroom semi-detached property has been well cared for by its current owner and has been a happy family home for many years.

**RMS** | Rook  
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**SEMI-DETACHED**

**GAS CENTRAL HEATING AND UPVC DOUBLE  
GLAZING**

**DRIVEWAY AND GARDENS**

**VIEWING STRONGLY RECOMMENDED**

**VERY NEAT AND WELL PRESENTED WITH  
GOOD SIZED ROOMS THROUGHOUT**

**HIGHLY REGARDED RESIDENTIAL LOCATION  
CLOSE TO ALL SHOPPING AND LEISURE  
AMENITIES AND TO THE LOCAL SCHOOLS**

**SITUATED IN THE POPULAR AND THRIVING  
COASTAL HARBOUR TOWN OF AMBLE**

**For any more information regarding the property please contact us today**

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

The property benefits from a driveway for off road parking and a good-sized garden to the rear along with uPVC double glazing and gas fired central heating. Upon entering there is a welcoming and practical entrance hall with room for coats, together with a useful understairs cupboard for storage and a staircase to the first-floor rooms. The lounge is bright and airy, with a central fireplace creating a cosy focal point, with a fitted electric fire and sliding doors opening into the dining room which has been extended and has plenty of room for a dining table and chairs for everyday family meals and entertaining. From the dining room the useful utility room/rear porch, perfect for coats and boots and has plumbing for a washing machine as well as access to the side and into the rear garden. The kitchen is fully fitted with a range of wall and base units with a fitted gas hob, electric oven and hob and with space for a breakfast table.

To the first floor, the main bedroom has a range of fitted wardrobes and is dual aspect with windows to the front and rear and the second bedroom is a double room. The shower room has a walk-in double shower cubicle with wet walling along with pedestal wash basin and w.c.

Outside to the front the driveway provides off road parking and can be extended to create two spaces. The pathway along the side of the property accesses the rear garden, with a lovely paved patio area, which is a lovely space to sit and enjoy the warmer months of the year. The garden is lawned with flowerbeds and the garden shed is a great storage space for garden equipment, bikes and outdoor toys. Bordered by timber fencing with a gate to the rear onto a grassy area which provides a traffic free walk down to the harbour area, Little Shore Beach and Pier.

Amble is a thriving town, having the perfect blend of coastal living with a huge community spirit. There are plenty of shopping and leisure amenities together, with schools for children of all ages. The bus services are regular, visiting the larger towns of Morpeth and Alnwick, with connections to Newcastle and Berwick and the train station in Alnmouth has a fast train service to Newcastle and Edinburgh and beyond. From the harbour there are boat trips across to Coquet Island, with sightings of sea birds and grey seals and the Sunday market at the harbour is certainly worth a visit. The historic neighbouring village of Warkworth with its 13th century Castle holds many events throughout the year and there is a lovely riverside walk along the Coquet with a welcome break at one of the popular pubs, coffee shops or restaurants.

Suiting many types of buyers from the growing family, first time buyers and mature couples, whether living locally or moving into the area, this well-presented property is very neat and well maintained throughout and an early viewing of this delightful home is strongly recommended.

**T: 01665 510044**

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**ENTRANCE HALL**

**LOUNGE** 15'7" (4.75m) max x 11'6" (3.51m) max

**DINING ROOM** 11' (3.35m) max x 8'10" (2.69m) max

**KITCHEN** 10'9" (3.28m) x 8'3" (.52m)

**UTILITY/REAR PORCH** 8'2" (2.48m) max x 5' (1.52m) max

**LANDING**

**BEDROOM ONE** 15'7" (4.75m) max x 9'11" (3.02m) into wardrobes

**BEDROOM TWO** 11'10" (3.61m) into door recess x 9'10" (2.99m) into wardrobe

**SHOWER ROOM**

**DRIVEWAY AND GARDENS**

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Unknown  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**MINING**

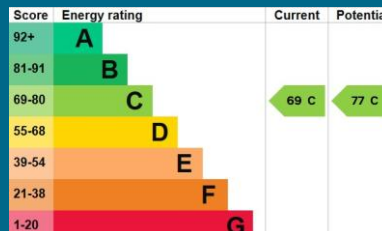
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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: C**



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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.



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