



Gordon Street Amble

- Mid Terrace Home
- Great Location near Beach and Harbour
- Two Double Bedrooms
- Garage and Gardens
- Viewing Essential

£185,000



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ROOK
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SAYER

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Gordon Street

Amble NE65 0AT

Occupying a superb location with Amble Harbour Village on the doorstep with retail pods, Little Shore Beach and Pier along with the shops, cafes and restaurants in the town centre, this two double bedroom terrace property offers excellent accommodation and benefits from a garden and garage to the rear. With excellent living space with bright and airy rooms, the accommodation briefly comprises to the ground floor: entrance hall, lounge with French doors into the conservatory overlooking the garden and there is a fitted kitchen. To the first floor from the landing there are two double bedrooms and a bathroom. Outside there is a garden to the front with pathway and steps leading to the front door and particular mention should be made of the rear garden which is a good size with lawn and patio area and offers a lovely outdoor space to sit and enjoy the warmer months of the year. To the rear of the garden is a garage accessed from the rear lane. Amble is a thriving harbour town with a great array of shops and leisure amenities and is a popular coastal residential area to live attracting couples, young families and the retired. The bus service is regular with services to Morpeth, Alnwick and surrounding towns and villages and the train station in the nearby village of Alnmouth provides services to Edinburgh, Newcastle and beyond. Travelling south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and glorious wide sandy bay. An early viewing of this delightful coastal property is strongly recommended.

ENTRANCE HALL

LOUNGE 12'6" (3.81m) max 12'6" (3.81m) max

CONSERVATORY 7'6" (2.29m) x 7'6" (2.29m)

KITCHEN 10'2" (3.10m) max x 7'2" (2.18m) max

LANDING

BEDROOM ONE 14'8" (4.47m) max x 7'11" (2.41m) max

BEDROOM TWO 11'9" (3.58m) x 10'4" (3.15m) into wardrobe

BATHROOM

GARAGE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE TO REAR

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: A

EPC RATING: C

AM0004335/LP/HH/22032024/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East

