

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

CHURCH STREET AMBLE MORPETH NE65 0DY



- Two Bedroom Mid Terrace Home
- Kitchen & Dining Area
- Excellent First Time Buyer Purchase or Buy To Let
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Close To The Town Centre
- Double Glazing & Gas Central Heating
- EPC: C
- Council Tax Band: A

Price £140,000

CHURCH STREET AMBLE MORPETH NE65 0DY

Nestled in the vibrant heart of Amble, this two-bedroom mid-link home offers the perfect blend of convenience and functionality. Located just moments from the High Street and the picturesque harbour, this property provides an ideal base for enjoying all that this thriving coastal town has to offer.

Amble, known as the "Friendliest Port," is a popular destination for visitors and residents alike. The town is home to a range of independent shops, cafes, and restaurants, as well as a lively weekly market. The award-winning harbour village, with its quaint retail pods and artisan offerings, is a must-visit spot. From here, you can admire stunning views of the coastline and Warkworth Castle or take a boat trip to the nearby RSPB reserve at Coquet Island, famous for its puffin population and other seabirds.

This property is perfectly positioned to enjoy Amble's rich maritime heritage and vibrant community. Whether you're a first-time buyer, looking for a cozy holiday let, or seeking to downsize, this home is an excellent choice.

The property itself benefits from gas central heating and double glazing throughout and the accommodation comprises an entrance porch, dining room, a kitchen with integrated oven and hob, and a spacious lounge with patio doors leading to a manageable patio garden. Upstairs, there is a generously sized main bedroom with a dressing area and fitted wardrobes, a second double bedroom, and a modern shower room with WC.

With its prime location, versatile potential, and close proximity to the harbour and local amenities, this home truly offers coastal living at its best. Contact us today to arrange a viewing and discover all it has to offer!

ENTRANCE PORCH

Entrance door to front, storage cupboard and inner door to dining area.

DINING ROOM

8'1" x 7'2" (2.48 x 2.19)

Providing open plan access to the kitchen, radiator and a door to the lounge.



KITCHEN

7'11" x 8'2" (2.42 x 2.49)

Fitted with an updated range of wall and base units with matching work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and an integrated oven, hob with extractor hood and a microwave. Double glazed window to the front.



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ADDITIONAL IMAGE



LOUNGE

12'0" x 16'3" (3.68 x 4.96)

Measurement includes area under stairs.

Double glazed patio doors to the rear garden, radiator and stairs leading to the first floor.



ADDITIONAL IMAGE



FIRST FLOOR LANDING

CHURCH STREET AMBLE MORPETH NE65 0DY

BEDROOM ONE

8'8" x 9'6" (2.65 x 2.9)

The main bedroom is accessed through a dressing area which has been measured separately. There is a double glazed window to front and radiator.



ADDITIONAL IMAGE



DRESSING AREA

4'7" x 5'10" (1.4 x 1.8)

1.4m excludes wardrobes x 1.8m includes wardrobes.

Open plan to the bedroom and has a range of fitted wardrobes and a double glazed window.



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BEDROOM TWO

8'11" x 8'7" (2.73 x 2.64)

Measurements exclude wardrobes.

Double glazed window to the rear, radiator and built in wardrobes.



ADDITIONAL IMAGE



SHOWER ROOM/WC

Fitted with a wc, wash hand basin and a mains shower in cubicle.
Double glazed window and radiator.



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EXTERNALLY

The rear of the property has an enclosed court yard style garden with a patio and gate to the rear lane.



GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultra and Excluding superfast broadband. Mobile - Likely with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is currently four active planning permission for Church Street. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2025.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: A - Source gov.uk Checked January 2025.

CHURCH STREET AMBLE MORPETH NE65 0DY

FLOOR PLAN

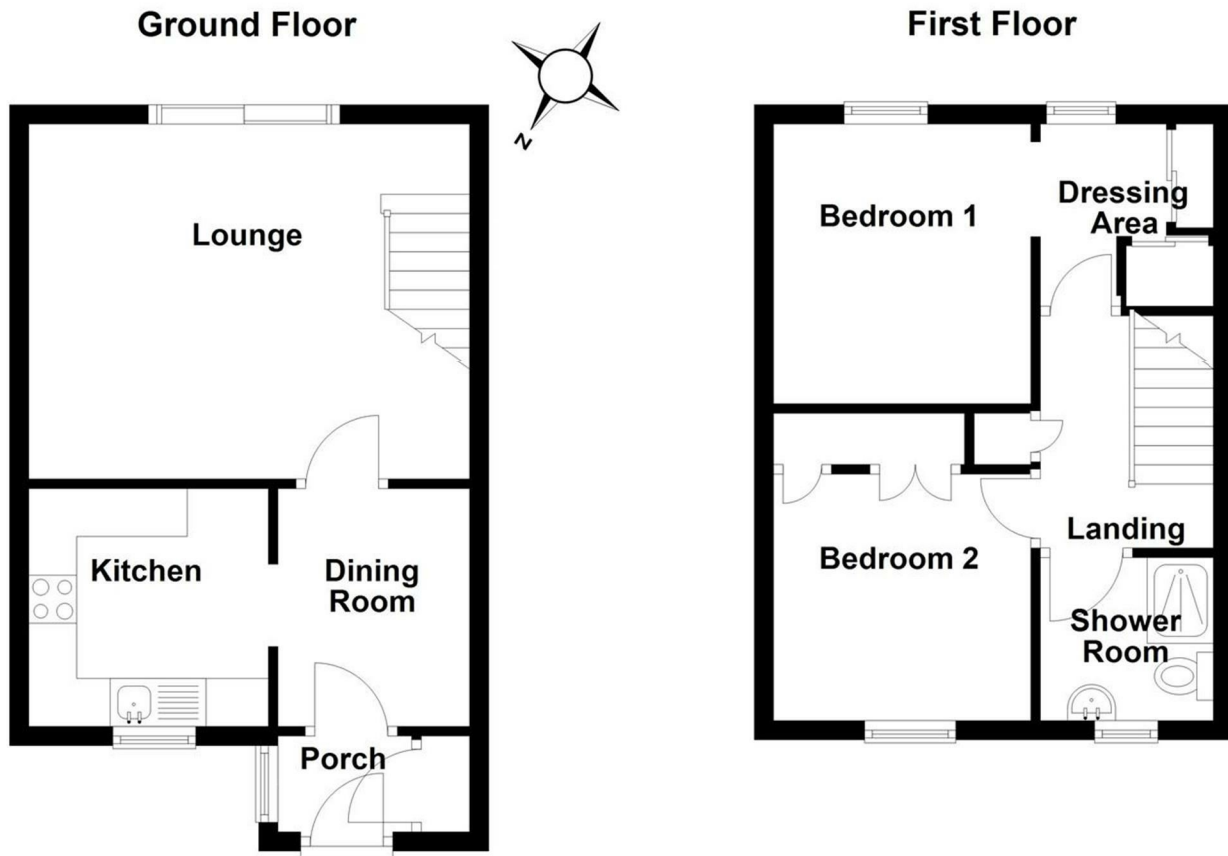
This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

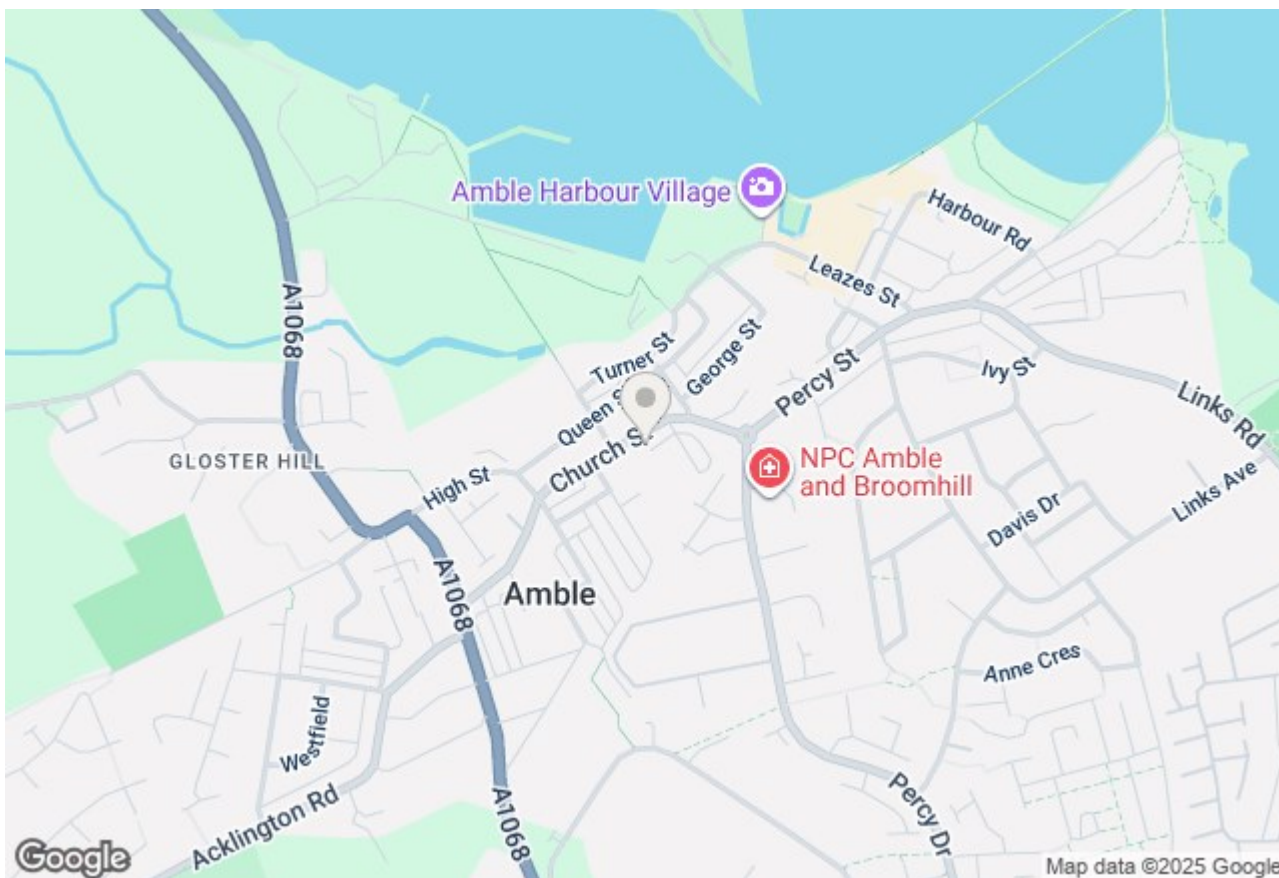
Church Street, Amble

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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