8 and 10 Ladbroke Street, Amble, Morpeth, Northumberland

OIRO £245,000



Full Description

Two properties ideally located within walking distance of many of the local amenities and well placed to enjoy coastal living. Elizabeth Humphreys Homes are delighted to welcome to the market this attractive 2 bedroomed ground floor apartment, currently successful holiday accommodation, and above it a 1 bedroomed apartment, which is in need to some modernisation, located in the popular town of Amble. The properties are end of terrace and benefit from uPVC windows and doors, high ceilings, excellent storage, gas central heating and all the other usual mains connections.

Affectionately known as "The Friendliest Port", Amble is a thriving and increasingly sought-after coastal market town on the stunning Northumberland coastline. Combining traditional seaside charm with an excellent range of everyday amenities, it has become one of the county's most desirable places to call home.

The bustling town centre offers a superb selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and well-regarded schools, while the picturesque harbour and marina are home to the popular Harbour Village, featuring an array of retail pods showcasing local

food, drink, art and crafts.

Outdoor enthusiasts are spoilt for choice, with beautiful sandy beaches, scenic coastal walks and cycling routes all within easy reach. The nearby village of Warkworth, with its historic castle and riverside walks, is just a short distance away, while the spectacular Northumberland coastline and countryside provide endless opportunities for exploration.

Amble also benefits from excellent transport links, with convenient access to the A1068 and A1, making commuting to Alnwick, Morpeth, Newcastle upon Tyne and beyond straightforward. Mainline rail services are available from nearby Alnmouth, offering direct connections to Newcastle, Edinburgh and London.

Offering an enviable blend of coastal living, community spirit and modern convenience, Amble continues to attract buyers looking for a relaxed lifestyle in one of Northumberland's most attractive seaside towns.

Number 10

The ground floor apartment, which has been renovated, is accessed via a uPVC front door which opens into a beneficial entrance hallway, finished with plank effect LVT flooring, offering space to hang coats and store shoes. A door to the right leads to the lounge and to the left the second bedroom.

With a window overlooking the front of the property, the lounge-diner is an inviting room showcasing an exposed stone wall which is a beautiful feature. There is a wood burner set upon a slate hearth with an oak mantle above. To either side there are beneficial cupboards which offer excellent storage. There is plenty of space for comfortable seating in addition to space to sit and dine. A door opens to an inner hallway which offers storage space beneath the stairs which ascend to the first-floor apartment. At the foot of the hallway, a door provides external access to the rear courtyard.

The recently fitted L-shaped kitchen offers wall and base units with a blue coloured door complemented by a contrasting white quartz effect laminate work surface and a white tiled splashback. There is a single bowl stainless steel sink, a slimline dishwasher, an integrated washing machine, an integrated fridge and an under-bench oven beneath a four-ring electric hob. An alcove with shelving is an attractive feature and a window overlooks the rear of the property allowing plenty of natural light to enter.

The principal bedroom is a large double room taking advantage of views over the rear courtyard. The high ceilings within this relaxing room add to the sense of space and coving adds elegance.

Bedroom 2 is a good-sized double room with a window overlooking the front of the property. This light and bright room showcases a feature wall and there is plenty of space for a range of additional bedroom furniture.

The bathroom comprises a large walk-in shower cubicle with a waterfall shower head and a separate showerhead within, a chrome towel radiator and a vanity unit combining a concealed cistern toilet and a hand wash

basin with a wall mounted illuminated mirror above. The space is finished with stone effect wet walling which creates a sleek and stylish look and a window overlooks the rear. Additional lighting is by way of ceiling spotlights within the low maintenance ceiling.

The L-shaped rear courtyard is a private and secluded space in which you can relax and unwind at the end of the day. The space is partially gravelled offering space for outside seating, and the artificial grass provides colour and an alternative space to sit. There is a barbecue area and a shed ideal for the tidy storage of garden accessories. A gate opens to the lane which extends along behind the properties.

Number 8

The first-floor apartment is accessed from its own separate uPVC door to the side of the property. The entrance area offers space to hang coats before the stairs which ascend to the accommodation. The landing opens out to, the attractive lounge-diner, the light and bright kitchen, the restful bedroom the well-presented bathroom. The space is finished with LVT wood look flooring which extends throughout most of the rooms creating a seamless transition between the different spaces. Loft access is available.

Showcasing an attractive fireplace with an oak mantle and a slate hearth housing a wood burner, the lounge is a welcoming room in which to spend time with family and friends. There is plenty of space to accommodate comfortable seating in addition to a dining table and accompanying chairs. A window to the front allows a wealth of natural light to enter and highlights the attractive curved windowsill which is a lovely feature. There is a useful cupboard to the right of the fireplace which offers excellent storage in addition to housing the boiler for ease of access.

A door leads to an internal hallway, with further storage, which opens into the kitchen. There are a good number of wall and base units with a white door complemented by contrasting speckled grey laminate work surface and a white tiled splash back. There is a bowl and a half stainless steel sink and space for a cooker and a free-standing fridge. Three windows, two to the rear and one to the side, allow a wealth of natural light to circulate and add character to this light and airy room.

Bathed in natural light courtesy of a window overlooking the front of the property, the bedroom is a large double room offering plenty of space for a range of storage options in addition to a useful built-in cupboard. This is a lovely restful room with high ceilings and coving adding charm.

The bathroom comprises a bath with a single shower head over, a toilet, a pedestal hand wash basin and a radiator ensures added comfort. The space is attractively tiled with a Travertine style tile which is illuminated by natural light entering.

Tenure: Freehold
Council Tax Band: 8 Ladbroke Street is A (£1,743.60 for the 2026-27 financial year), 10 Ladbroke Street is currently paying business rates.
EPC: 8 Ladbroke Street is a D, 10 Ladbroke Street is a C

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note:
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- 2 apartments
- Stone built
- Period homes
- Investment potential
- Gas central heating
- Successful holiday let ground floor and further 1 bedroom apartment above.
- Harbour area
- Short walk to Little Shore beach and pier, and Amble's many amenities

Contact Us

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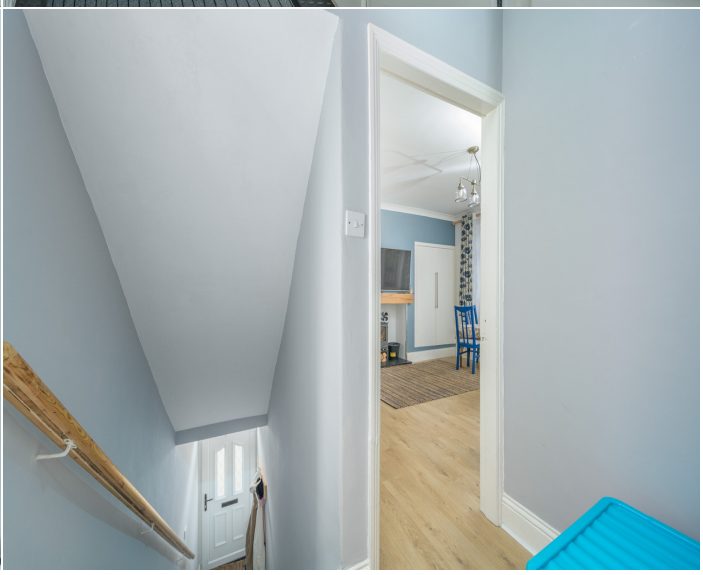












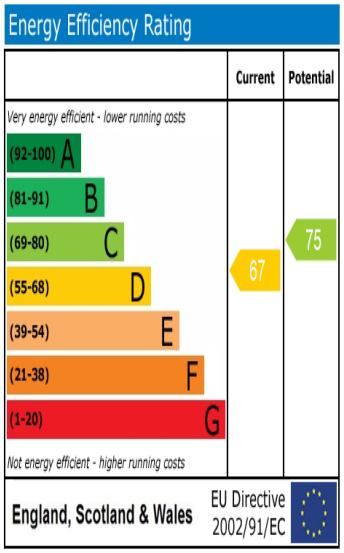











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
75
England, Scotland & Wales
EU Directive 2002/91/EC

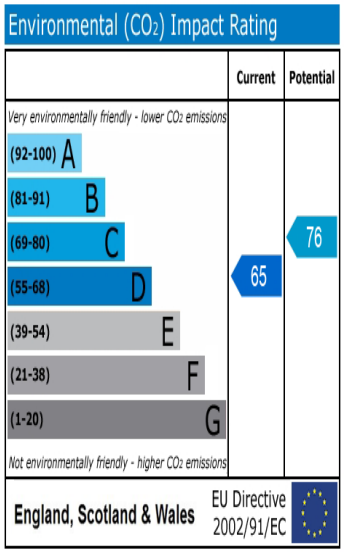
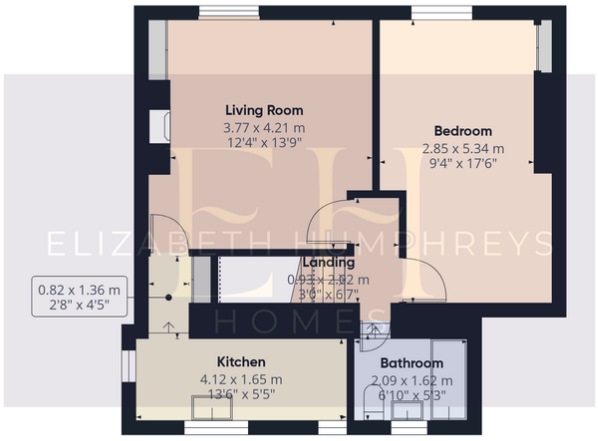

Environmental (CO2) Impact Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
65
76
England, Scotland & Wales
EU Directive 2002/91/EC

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Ground Floor



Floor 1

Approximate total area(1)

49.2 m²

528 ft²

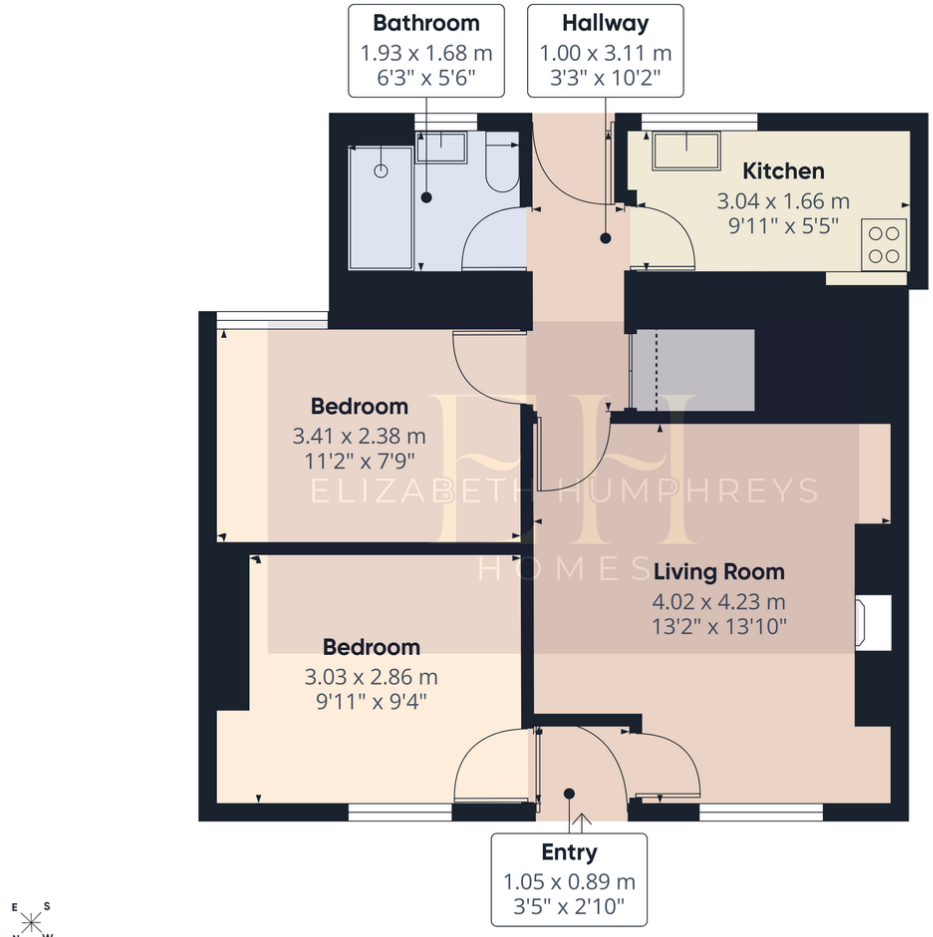
(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

46.7 m²

502 ft²

Reduced headroom

1 m²

11 ft²

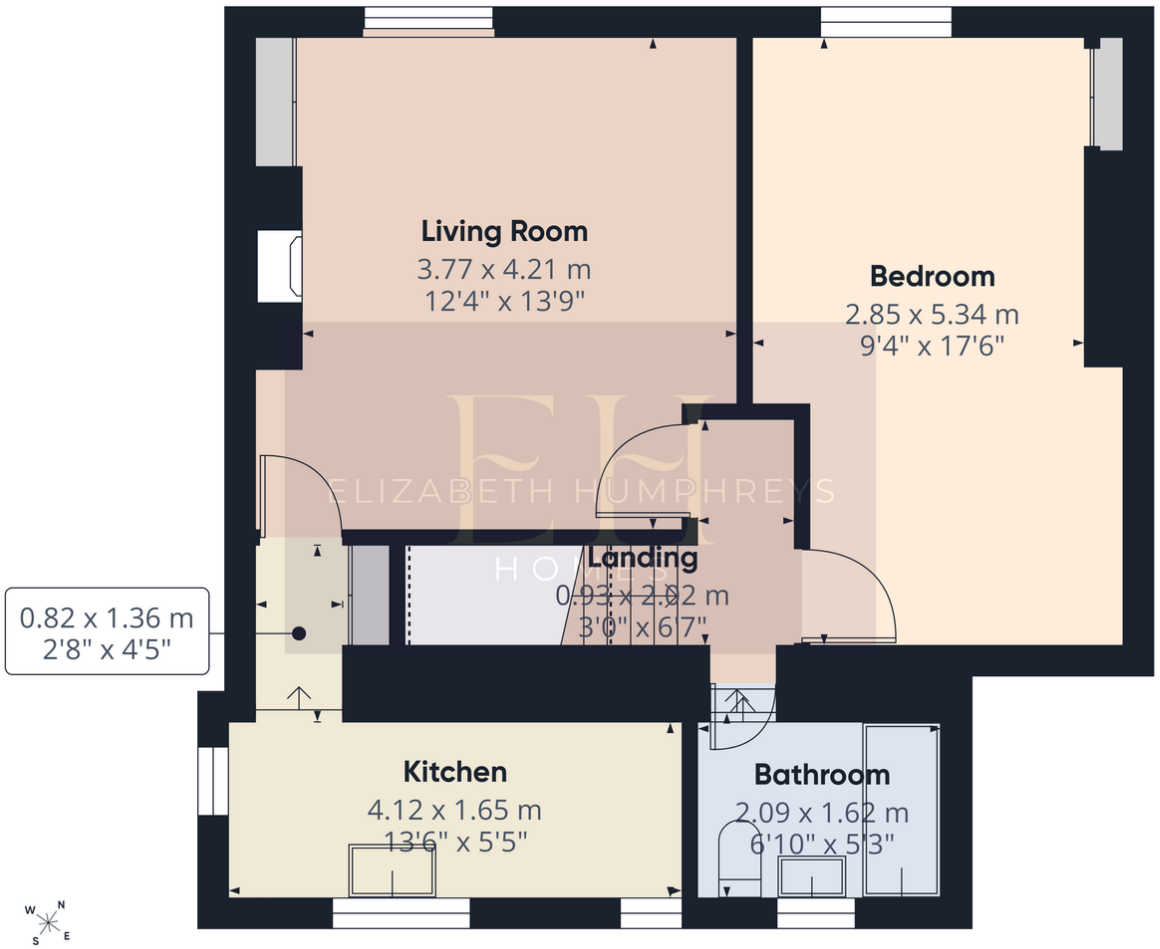
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

45.4 m²

487 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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