



East View

North Broomhill

- Attractive Mid Terrace
- Beautifully Presented
- Well Appointed Throughout
- Pretty Courtyard to Rear
- Viewing Strongly Advised

£110,000



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East View

North Broomhill NE65 9TS

Situated in a tucked away position in the village of North Broomhill which is becoming an increasingly popular residential location, this pretty two double bedroom mid terrace offers excellent living space which has been superbly appointed throughout and benefits from a private courtyard to the rear. With gas central heating and uPVC double glazing the accommodation comprises to the ground floor: welcoming entrance porch, good sized lounge with chimney recess, original stone surround and hearth, perfect for an electric fire or wood burning stove. The kitchen is very well appointed with a contemporary range of wall and base units, inner lobby through to a modern shower room. To the first floor from the landing there are two double bedrooms, the main bedroom to the front having an en-suite bathroom. Outside to the front the property stands behind a walled garden and to the rear the courtyard is bordered by a wall with a gate leading to the rear lane. There is a timber pergola and ample space for a table and chairs providing a lovely outdoor space to sit and enjoy the warmer months of the year. North Broomhill is a rural village located on the outskirts of the larger traditional harbour town of Amble. Amble offers many shops, cafes and restaurants along with plenty of leisure amenities. Druridge Bay Country Park is a just a short drive with its glorious wide sandy bay, water sports lake and countryside walks. There are regular bus services to Morpeth, Alnwick and towns and villages between and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections further afield. An early viewing of this delightful property is strongly recommended.

ENTRANCE PORCH

LOUNGE 13'1" (3.99m) max x 11' (3.35m) max

KITCHEN 13'2" (4.01m) max x 8'11" (2.72m) max

INNER LOBBY

SHOWER ROOM

LANDING

BEDROOM ONE 13'5" (4.09m) max x 11' (3.35m) max

EN-SUITE BATHROOM.

BEDROOM TWO 10'1" (3.07m) x 9' (2.74m)

GARDEN AND COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: OWNERS CURRENTLY PARK AT THE REAR (not allocated)

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

AM0004579/LP/LP/30012025/V.1



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

