



Togston Road North Broomhill

- Two Bed Mid Terrace
- Requires Refurbishment
- Double Glazing/Gas Central Heating
- Courtyard/Off Road Parking to Rear
- Viewing Strongly Recommended

£85,000



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Togston Road

North Broomhill NE65 9TW

Requiring refurbishment throughout, a good sized two bedroom, two reception mid terrace located in the village of North Broomhill just a short drive from the vibrant harbour town of Amble. The property offers excellent living space and will suit anyone looking for a project as it will require a full programme of updating. Briefly comprising to the ground floor: entrance door to spacious lounge, inner lobby with stairs to the first floor, dining room through to fitted kitchen. To the first floor from the landing there are two bedrooms and a bathroom. Outside to the front the small garden is bordered by a gated wall and to the rear the courtyard provides outdoor space to enjoy the warmer months of the year.

North Broomhill is a popular residential area with easy access to the larger town of Amble with many shops, cafes and restaurants along with supermarkets and leisure amenities along with Little Shore Beach and Pier. For a further range of high street shops, Alnwick and Morpeth are easy to reach. There is an hourly bus service through North Broomhill to Amble, Alnwick and with connections further afield. The train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. Druridge Bay Country Park is close to hand with its watersports lake, countryside walks and a glorious sandy bay.

This is a great opportunity for anyone looking for a property as their main home or investment and an early viewing is strongly recommended.

LOUNGE 15'2" (4.62m) max x 12' (3.66m) max

DINING ROOM 13'4" (4.06m) max x 9'11" (3.02m) max

KITCHEN 14'9" (3.40m) max x 8' (2.44m) max

LANDING

BEDROOM ONE 15'2" (4.62m) max x 11'11" (3.63m) max

BEDROOM TWO 13'4" (4.06m) into wardrobe x 7'4" (2.24m)

BATHROOM

COURTYARD

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

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: A

EPC RATING: C

AM0004639/LP/LP/14/4/2025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

