

# 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

 $\label{eq:Freehold-It} Freehold-It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser$ 

### COUNCIL TAX BAND: A

EPC RATING: C

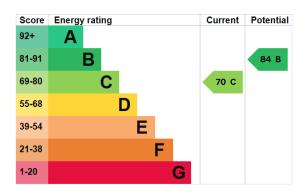
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.