



## Togston Crescent Broomhill

- Three Double Bedroom Mid Terrace Over Three Floors
- Deceptively Spacious Throughout - Bright & Airy Living Space
- Generous Dining Kitchen
- uPVC Double Glazing and Gas Central Heating
- Viewing Strongly Recommended

**£ 125,000**



01665 713358  
56 Queen Street, Amble NE65 0BZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)



# Togston Crescent, North Broomhill NE65 9TP

A deceptively spacious three bedroom mid terrace home situated in the popular residential village location of North Broomhill which lies closeby to the traditional harbour town of Amble. With excellent size living space over three floors and benefitting from uPVC double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby with stairs to the first floor, lounge with glazed double doors to the spacious dining kitchen. From the first floor landing there are two double bedrooms and a bathroom and to the second floor a further double bedrooms with fitted wardrobes and cupboards. Outside there is a small frontage with pathway to the entrance door and to the rear a good size courtyard. The current owners rent a garage and allotment garden to the rear which we understand can be transferred to the new owner at a nominal yearly rent. This bright and airy property is an ideal choice for the first time buyer, young family or anyone retiring into the area looking for a semi rural setting yet close to the facilities of larger towns. North Broomhill is also within easy reach of the glorious coastline with Druridge Bay Country Park on the doorstep with a watersports lake, countryside walks and a fabulous wide sandy bay. There are regular bus services to Alnwick and Ashington with towns and villages on the way and connections to further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The character town of Amble is a few minutes drive away with shops, cafes and restaurants along with a working harbour, Little Shore Beach and Pier. An early viewing of this delightful property is strongly recommended.

## ENTRANCE LOBBY

uPVC entrance door. Stairs to the first floor, radiator.

## LOUNGE 15'3" (4.65m) max x 15' (4.57m) (sloping ceiling downstairs)

uPVC double glazed window to front. Attractive fireplace with timber surround, marble inset and hearth and fitted living flame gas fire. Radiator. Glazed double doors to dining kitchen.

## DINING KITCHEN 15'(4.57m) max x 15' (4.57m) max

uPVC double glazed window and door to rear. Fitted with a range of wall, base and drawer units with work surfaces and a single bowl sink unit with tap and tiled splashback. Space for cooker, fridge freezer and washer. Radiator, laminate flooring. Ceiling spotlights.

## LANDING

Storage cupboard.

## BEDROOM TWO 15' (4.57m) max x 8'3" (2.52m) max

uPVC double glazed window to front. Radiator.

## BEDROOM THREE 11'8" (3.56m) x 8'8" (2.64m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

uPVC double glazed window to rear. Panelled bath with electric shower over, vanity wash hand basin in tiled surround, low level w.c. Radiator.

## INNER LOBBY

Stairs to the second floor. Radiator.

## BEDROOM ONE TO SECOND FLOOR 18'11" (5.77m) max x 13'4" (4.06m) (sloping ceilings)

Hardwood double glazed rooflights – two to front and one to rear. Fitted wardrobes with hanging and shelving space. Radiator.

## OUTSIDE

The property stands behind a small walled garden with gate and pathway leading to the front entrance. To the rear there is a generous courtyard bordered by a wall and gate to the rear.

## AGENTS NOTE:

The current owners rent a garage and allotment garden across the rear lane which they pay a yearly nominal charge. This arrangement can be transferred to a new owner.

## 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: D

AM0004300/LP/HH/14112023/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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