



St Johns Estate South Broomhill

- Semi- Detached House
- Three Bedrooms
- Immaculately Presented
- Driveway Parking, Garage & Gardens
- Viewing Is Essential

£ 180,000



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St Johns Estate,

South Broomhill NE65 9RY

Meticulously maintained & presented semi detached house having been upgraded at considerable cost in recent years. Offering the 'wow factor' this memorable home simply must be viewed even the most discerning purchaser will be impressed. At ground level there is a welcoming hallway with feature staircase to first floor with oak handrail, newel post & spindles, a matching oak door leads to a contemporary L shaped open plan lounge/dining room/ kitchen. The kitchen area has been recently refitted with extensive range of ultra modern high gloss finish wall & floor cabinets, built in breakfast bar & integrated oven, electric hob with extractor hood over, fridge with matching panelled door & dishwasher with matching panelled door. There is a wide open from the kitchen/dining room leading to the lounge. At the first floor level there is a landing, three bedrooms & lavishly re fitted bathroom/wc with white suite comprising bath with mains operated shower over, oval wash hand basin standing on cabinet & w with concealed low level flush. Externally there is a child/pet friendly sunny rear garden, front garden, attached garage & wide driveway. Gas centrally heated & upvc double glazed. Viewing is imperative.

Hallway

Lounge 14'9" (4.50m) x 13'1" (3.99m)

Kitchen /Dining Room 19'6" (5.94m) x 8'10" (2.69m)

Landing

Bedroom One 13'5" (4.09m) x 10'6" (3.20m)

Bedroom Two 12'9" (3.89m) x 10'3" (3.12m)

Bedroom Three 8'8" (2.64m) x 7'7" (2.31m)

Bathroom / WC

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE (IN CABINET)

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY PARKING

MINING

The property is not 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

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: B

EPC RATING: D

AM0004355/BJ/HH/23012024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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.

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