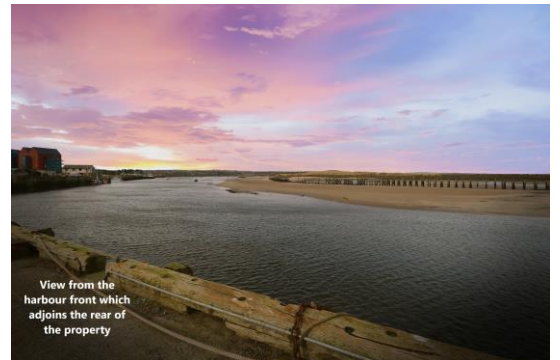




Broomhill Street Amble

- Traditional Two Bed Stone Terrace
- Fabulous Location Adjoining Traditional Harbour
- Requires Refurbishment Throughout
- Spacious Lounge & Breakfast Kitchen with Doors to Courtyard
- Excellent Size Living Space

£ 210,000



View from the harbour front which adjoins the rear of the property



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ROOK
MATTHEWS
SAYER

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Broomhill Street

Amble NE65 0AN

A rare opportunity to purchase a traditional stone built terrace property overlooking the traditional working harbour and sea with distant views along the coastline to Warkworth Castle. The property does require refurbishing however it offers generous accommodation throughout and has the potential to be transformed into a fabulous coastal home. Benefitting from double glazing and with gas central heating, the accommodation briefly comprises to the ground floor: spacious lounge, breakfast kitchen with sliding patio doors opening to the rear courtyard and inner lobby with stairs to the first floor. From the landing there are two bedrooms and a bathroom. Outside, the courtyard to the rear is generous with a gate leading to Amble Harbour Village with retail pods, Little Shore Beach and Pier. The shops, cafes and restaurants along Queen Street are just a short walk away. There are bus services to Alnwick and Morpeth and to the surrounding towns and villages and the train station in Alnmouth has services to Edinburgh, Newcastle and beyond with connections nationwide. The picturesque hamlet of Low Hauxley with its glorious sandy beach overlooking Coquet Island is a short drive or healthy walk along the sandy dunes and there is a nature reserve with lakeside walks and the opportunity of spotting many species of birdlife. An early viewing is strongly recommended to fully appreciate the potential of this coastal property.

LOUNGE 16'8" (5.08m) into recess x 15'1" (4.59m) plus recess
BREAKFAST KITCHEN 16'1" (4.90m) max x 10'1" (3.07m) max
INNER LOBBY

LANDING

BEDROOM ONE 15'1" (4.59m) max x 9'10" (2.99m) into wardrobes

BEDROOM TWO 11'3" (3.43m) max x 6'10" (2.08m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NONE – ON STREET – 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: E

AM0004254/LP/LP/05032024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 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

