



Togston Road North Broomhill

- End of Terrace
- Three/Four Bedrooms
- Nicely Fitted Kitchen and Bathroom
- Off Road Parking and Garden
- Deceptively Spacious

£ 159,500



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
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www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Togston Road

North Broomhill NE65 9TW

Located in the rural village of North Broomhill which lies close to the traditional harbour town of Amble, this deceptively spacious three/four bedroom end of terrace property offers excellent living space throughout. Benefitting from a gated hardstanding and garden which is perfect for off road parking for a car, caravan or motorhome, the accommodation of this superb property briefly comprises to the ground floor: entrance lobby, fitted breakfast kitchen with a great range of wall and base units with an island unit, spacious lounge with a fitted wood burning stove, study/bedroom four and a side porch from the lounge leading out to the garden. To the first floor there are three bedrooms and a bathroom, the main bedroom being of a generous size and due to its location an en-suite shower room could easily be fitted. Outside there is a small frontage bordered by a wall and gate with pathway leading to the front door and double gates to the side leads into the side garden with hardstanding and lawn garden. North Broomhill is a popular residential area with easy access to Amble with many shopping and leisure amenities along with Little Shore Beach and Pier. Druridge Bay Country Park with its watersports lake, countryside walk and a glorious wide sandy beach is also close to hand. Bus services to Alnwick, Ashington and Morpeth are regular and there is a train station in Alnmouth with services to Newcastle, Edinburgh and beyond. An early viewing is strongly recommended.

ENTRANCE LOBBY

BREAKFAST KITCHEN 14' 6" (4.42m) plus door recess x 12' 2" (3.71m)

LOUNGE 16' 8" (5.08m) max x 15' 5" (4.70m) max

STUDY/BEDROOM FOUR 7' 9" (2.36m) max x 7' 4" (2.24m) max

SIDE PORCH 4' 10" (1.47m) x 4' 5" (1.34m)

LANDING

BEDROOM ONE 15' 9" (4.80m) max x 12' 4" (3.76m) max

BEDROOM TWO 15' 6" (4.72m) x 6' 10" (2.08m)

BEDROOM THREE 8' 9" (2.67m) max x 7' 10" (2.39m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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: C

AM0004377/LP/LP/29022024/V.1/20032024 AMENDED PRICE - HH



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 69 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

