

Broomhill Street Amble

ROOK MATTHEWS

SAYER

- Traditional Stone Terrace
- Adjacent to Amble Harbour Village
- Two Bedrooms
- Views from the Rear
- Viewing Recommended

£225,000

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





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Broomhill Street Amble NE65 0AN

Situated in the hear of Amble Harbour Village overlooking the traditional working harbour, sea and coastline to the rear, a well proportioned and nicely presented two bedroom stone mid terrace. The property is just a moments walk from the retail pods, Little Shore Beach and Pier and to Amble town centre shops, cafes and restaurants. Benefitting from double glazing and gas central heating, the accommodation briefly comprises to the ground floor: entrance lobby, lounge, galley kitchen with views across to the harbour from the window. To the first floor from the landing there are two bedrooms, the main with a window with views and a bathroom. Outside to the rear there is a good size courtyard with ample space to sit and enjoy the warmer months of the year. Amble is a thriving coastal town attracting many buyers both locally and out of the area. There are schools for children of all ages and a regular bus service to Alnwick and Morpeth also has connections to towns and villages further afield. The train station in the village of Alnmouth provides an excellent service to Newcastle, Edinburgh and beyond. The neighbouring hamlet of Low Hauxley has a sandy beach overlooking Coquet Island and a Nature Reserve with lakeside walks and the opportunity of sighting many birdlife species. Travelling further south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. An early viewing of this delightful property is strongly recommended.

ENTRANCE LOBBY

LOUNGE 16'8" (5.08m) max x 16'2" (4.93m) max KITCHEN 14'9" (4.50m) max x 7'10" (2.39m) max IANDING BEDROOM ONE 15'3" (4.65m) max x 9'6" (2.90m) max into wardrobe BEDROOM TWO 11'8" (3.56m) max x 6'10" (2.08m) max BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS Broadband: ADSL Mobile Signal Coverage Blackspot: NO Parking: ON STREET

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

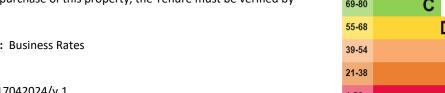
that these partic

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: Business Rates EPC RATING: D

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verification from their solicitor. No persons in the employment of RMS has a

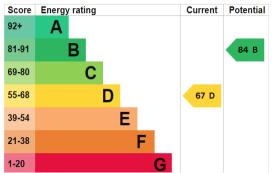












16 Branches across the North-East



n to this property Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and w r co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to control the sale of the sale

rtant Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this or

ars are produced in good faith, are set out as a general guide only and do not co measurements indicated are supplied for guidance only and as such must be considered incorrect. Pote neasurements before committing to any expense. RMS has not tested any apparatus, equipment, fixture nterests to check the working condition of any appliances. RMS has not sought to verify the legal title of t