



## Broomhill Street Amble

- 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

ROOK  
MATTHEWS  
SAYER

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

# Broomhill Street

Amble NE65 0AN

Situated in the heart 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

## LANDING

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

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

AM0004394/LP/LP/17042024/v.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

