



School Row

North Broomhill

- Two Bedroom Mid Terrace
- Large Garden to Rear
- Village Location
- Easy Reach of Amble
- Viewing Recommended

£ 120,000



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School Row

North Broomhill NE65 9TY

Located in the popular residential village of North Broomhill within easy reach of the larger harbour town of Amble, an attractive two bedroom mid terrace property offering excellent living space, gas central heating and uPVC double glazing. The property is a perfect choice for anyone looking for a quieter location yet close to all the shopping and leisure amenities of a nearby town along with a day-to-day selection of shops in the nearby village of Hadston. For a larger variety of amenities, Alnwick and Morpeth are just a short drive away. Briefly comprising to the ground floor: rear entrance door to kitchen, inner lobby, lounge with patio doors to the rear garden, side lobby with door to garden and stairs to the first floor. The well appointed bathroom with electric shower over the bath is located off the inner lobby. To the first floor from the landing there are two excellent size bedrooms. Outside to the rear the garden is generous with seating and stone areas, raised flowerbeds and artificial lawn. There are regular bus services to Alnwick, Morpeth and beyond and the train stations in Morpeth and Alnmouth provide services to Edinburgh, Newcastle with connections further afield. Druridge Bay Country Park is located within a few minutes drive on the coastal road with its glorious wide sandy beach, water sports lake and countryside walks. North Broomhill is becoming an increasingly popular place to live surrounded by fields and countryside. The local pub in the neighbouring village of Acklington is popular with locals and serves food and there are plenty of cafes and restaurants in Amble. An early viewing is strongly recommended.

ENTRANCE TO:

KITCHEN 9'8" (2.95m) max x 8'4" (2.54m) max

INNER LOBBY

DOWNSTAIRS BATHROOM

LOUNGE 15'7" (4.75m) max x 14'3" (4.34m) max

SIDE LOBBY

LANDING

BEDROOM ONE 16'10" (5.13m) into wardrobe recess x 14'3" (4.34m) max

BEDROOM TWO 11'6" (3.51m) x 6'6" (1.98m)

GARDEN TO REAR

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property,

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: D

AM0004606/LP/LP/12032025/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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

