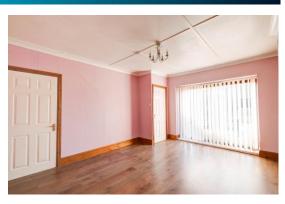


# School Row North Broomhill

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

£ 120,000







# **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

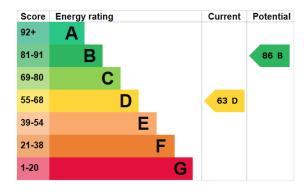
COUNCIL TAX BAND: A EPC RATING: D

AM0004606/LP/LP/12032025/V.1









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

