



Chapel Row | North Broomhill
NE65 9TU

£117,500



TWO DOUBLE BEDROOM TERRACE

LOFT ROOM FOR OCCASIONAL USE

DECEPTIVELY SPACIOUS

BEAUTIFULLY PRESENTED & WELL APPOINTED

ROOK
MATTHEWS
SAYER



Situated in the sought after village of North Broomhill which lies within easy reach of the harbour town of Amble, a beautifully presented and generously proportioned two double bedroom mid terrace benefitting from double glazing and gas central heating. This delightful property is neutrally decorated with a well-appointed breakfast kitchen and bathroom and offers the buyer a ready to move into home perfect for the singles, young couples and families and the mature couples looking for an easy to maintain property.

Entering the property there is a practical lobby giving access to the spacious lounge with a stove fitted into the recessed chimney breast as the focal point to the room. Double doors open into the bright and airy breakfast kitchen has an ample range of modern units with a fitted oven, hob and extractor and space for a fridge freezer and washer. There is plenty of space for a table and chairs for eating and entertaining. Stairs lead from the rear lobby to the first floor landing which accesses the two double bedrooms, one of which has a recess perfect as a dressing area or childrens play space. A bonus to the property is the fixed staircase leading up to the loft room. This is a great space for occasional use or storage.

Outside to the front the property stands behind a wall and garden of artificial grass and to the rear the private courtyard is generous with space to sit and enjoy the warmer months of the year. The current owners are leaving the garden shed which is perfect for outdoor storage.

North Broomhill is a semi rural village with plenty of countryside walks and is close to Druridge Bay Country Park with its watersports lake and a glorious wide sandy bay. Just a few minutes in the car will bring you to Amble, a vibrant town with many shops, cafés and restaurants along with Amble Harbour Village with its retail pods, Little Shore Beach and Pier. There are schools and nurseries for children of all ages in the area and many leisure amenities for the young and mature. The local transport is regular with bus services to Amble, Alnwick and Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond.

An early viewing of this stunning property is strongly recommended.

ENTRANCE LOBBY

LOUNGE 16'8" (5.08m) max x 13'10" (4.22m) max
BREAKFAST KITCHEN 13'5" (4.09m) max x 9'6" (2.90m) max plus 5'11" (1.80m) max x 4'8" (1.42m) max

LANDING

BEDROOM ONE 10'11" (3.33m) max x 10'11" (3.33m) max

BEDROOM TWO 12'10" (3.91m) max x 7'11" (2.41m) max plus recess 5'11" (1.80m) max x 5'1" (1.55m) max

BATHROOM

GARDEN TO FRONT COURTYARD TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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, if any.

AGENTS NOTE

The loft room has a fixed staircase however the conversion was not completed to building regulations and approval not obtained. The property is therefore two bedrooms with a loft room for occasional use.

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: tbc

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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.



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