

Station Road | Broomhill | NE65 9UH

£129,950

This immaculate two-bedroom terraced house features spacious living areas, private parking, and an allotment-style garden in a peaceful location with excellent access to green spaces—perfect for first-time buyers or investors seeking comfort and convenience.





FREEHOLD MID-TERRACE HOUSE

SEPARATE ALLOTMENT GARDEN

TWO DOUBLE BEDROOMS

MODERN KITCHEN & BATHROOM

LONG FRONT GARDEN

PRIVATE OFF-STREET PARKING

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

For any more information regarding the property please contact us today

89 Station Road North Broomhill NE65 9UH

Welcome to this immaculate two-bedroom terraced house, perfect for first-time buyers and investors alike! Nestled in a peaceful location with easy access to green spaces, walking and cycling routes, this lovely home offers a wonderful blend of comfort and convenience

Step inside and you'll be greeted by a spacious reception room, featuring a charming fireplace and a delightful view over the long front garden. It's the ideal spot for relaxing with friends or unwinding after a busy day. The contemporary bathroom and kitchen have been thoughtfully designed, offering both style and practicality.

Both bedrooms are double rooms with the second bedroom boasting handy built-in wardrobes for plenty of storage. Whether you're working from home, hosting guests or simply enjoying a peaceful night's sleep, these bedrooms provide versatile and comfortable living spaces. The spacious landing also provides an ideal area as a home office or additional space for storage or bookshelves.

Outside, you can enjoy your very own allotment-style garden, perfect for those with green fingers or anyone looking for a tranquil retreat. There's also the benefit of private parking for two cars, so there's no stress of finding nearby parking.

With an EPC rating of C and a council tax band A, this home offers efficient and economical living. It's truly a fantastic opportunity to secure a move-in ready property.

ENTRANCE HALL

Double-glazed composite entrance door | Door to lounge | Staircase to first floor | Electric fuse box and meter

LOUNGE

UPVC double-glazed window | Cast iron fireplace (Capped gas fire) with tiled inset, slate hearth, and wood surround | Radiator | Understairs cupboard | Coving to ceiling | Storage cupboard

REAR HALL

UPVC composite entrance door | Doors to; kitchen, bathroom, and lounge

KITCHEN

UPVC double-glazed entrance door | Downlights | Radiator | Fitted wall and base units incorporating; a porcelain sink, electric hob and extractor hood, electric oven, integrated dishwasher and space for a washing machine and fridge freezer

BATHROOM

Bath with mixer tap shower attachment and overhead shower | Close coupled W.C with concealed cistern | Cabinet with washhand basin | Antique style radiator and towel rail | Extractor fan | UPVC double-glazed frosted window | Fully tiled walls | Vinyl floor tiles

LANDING

Loft access hatch | Doors to bedrooms one and two

BEDROOM ONE

UPVC double-glazed window | Radiator | Open cupboard (Above staircase) |

BEDROOM TWO

UPVC double-glazed window | Radiator | Sliding double door wardrobe

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

MINING

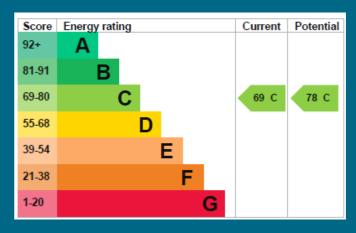
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C



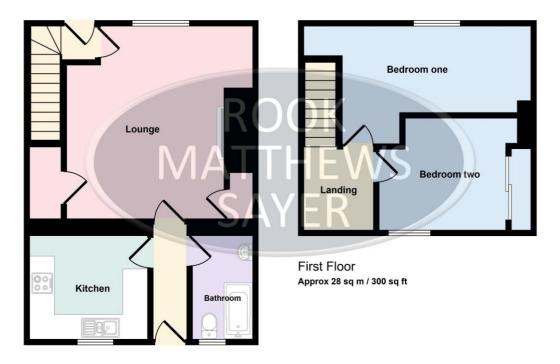
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FLOOR PLAN

Approx Gross Internal Area 70 sq m / 758 sq ft



Ground Floor Approx 43 sq m / 459 sq ft

AL009150 VERSION 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.



