



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.

ROOK
MATTHEWS
SAYER



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 wash-hand 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

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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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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

First Floor
Approx 28 sq m / 300 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.

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.

