



East View | North Broomhill | NE65 9TS

**£105,000**

Situated within a quiet row of terraced houses on a pedestrian street overlooking allotment gardens, this well-presented house is located in the popular small village of North Broomhill. An ideal property for first-time-buyers, offering character and contemporary fixtures and fittings.

ROOK  
MATTHEWS  
SAYER



**x 2**



**x 1**



**x 2**

**FREEHOLD**

**MID-TERRACED HOUSE**

**DOWNSTAIRS SHOWER ROOM**

**ENSUITE BATHROOM**

**WELL APPOINTED KITCHEN**

**UPVC DOUBLE GLAZING**

**GAS CENTRAL HEATING**

**REAR COURT YARD**

**For any more information regarding the property please contact us today**

## **2 East View North Broomhill NE65 9TS**

This mid-terraced house in North Broomhill is ideal for a first-time buyer to get on the property ladder, or a perfect downsize for a buyer that is looking for well-appointed accommodation in a quiet position within this popular village.

With gas central heating, UPVC double-glazed windows, and a modern kitchen and bathroom fittings, the property is ready to move straight in to and avoid the need for costly updates. As well as a ground floor shower room, there is the bonus of an en-suite bathroom to the front bedroom.

Outside to the front the property stands behind a walled garden, and to the rear the courtyard is bordered by a wall with a gate leading to the rear lane. There is a timber pergola and ample space for a table and chairs providing a lovely outdoor space to sit and enjoy the warmer months of the year.

North Broomhill is a rural village located on the outskirts of the larger traditional harbour town of Amble. Amble offers many shops, cafes and restaurants along with plenty of leisure amenities. Druridge Bay Country Park is a just a short drive with its glorious wide sandy bay, water sports lake and countryside walks.

There are regular bus services to Morpeth, Alnwick and towns and villages between and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections further afield. An early viewing of this delightful property is strongly recommended.

### **ACCOMMODATION**

#### **ENTRANCE PORCH**

A composite entrance door, and door through to the living room.

#### **LIVING ROOM 13'1" (3.99m) max x 11' (3.35m) max**

A welcoming living room with alcoves, LVT flooring, and a small inglenook, creating a lovely feature to this characterful room

#### **KITCHEN 13'2" (4.01m) max x 8'11" (2.72m) max**

Fitted with a range of contemporary units, including an integrated electric oven, gas hob and extractor hood. There is space for a free-standing fridge freezer.

#### **INNER LOBBY**

This lobby provides a link between the kitchen and the shower room. The lobby also serves as a rear hall with an external double-glazed door to the rear yard, and staircase to the first floor.

#### **SHOWER ROOM**

Fitted with a walk-in style shower with tiled walls and a glass screen (electric shower). There's a close coupled W.C., and a cabinet with an integrated wash-hand basin

#### **FIRST FLOOR LANDING**

#### **BEDROOM ONE 13'5" (4.09m) max x 11' (3.35m) max**

Positioned at the front of the house, this is a double bedroom with an en-suite bathroom.

#### **EN-SUITE BATHROOM**

Fitted with a modern white bathroom suite comprising; bath with a tiled surround, close-coupled W.C., and a cabinet with an integrated wash-hand basin.

#### **BEDROOM TWO 10'1" (3.07m) x 9' (2.74m)**

A double bedroom positioned at the rear of the house.

#### **EXTERNALLY**

A small front town garden, and a rear yard that is mostly sheltered by a pergola, and has gate access to the rear lane.

**T: 01665 510044**

**E: alnwick@rmsestateagents.co.uk**

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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: 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.

## HOLIDAY LET

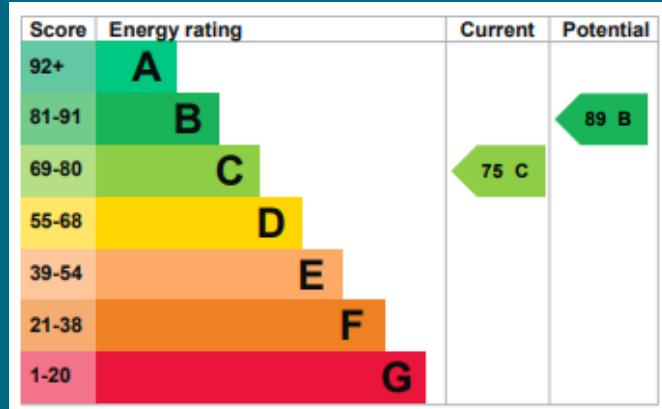
While the agent believes the property may be suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

## 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



AL009367/DM/08/12/25/V2



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Approx Gross Internal Area  
55 sq m / 590 sq ft

AL009367 Version 1



Ground Floor  
Approx 30 sq m / 327 sq ft

First Floor  
Approx 24 sq m / 263 sq ft

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.



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