

St. Johns Estate | South Broomhill | NE65 9RY

Offers over £150,000

A well-proportioned three-bedroom semi-detached home with a modern shower room, open-plan dining kitchen, attached garage, driveway and generous mature rear garden. Offering excellent potential to further enhance, this appealing family home enjoys a convenient South Broomhill location with easy access to the Northumberland coast, Amble, Morpeth and Alnwick.

RMS | Rook Matthews Sayer

X 3 X 2 X 1

SEMI-DETACHED HOUSE

GAS CENTRAL HEATING

OPEN PLAN LIVING/DINING ROOM

REFURBISHED SHOWER ROOM

GENEROUS REAR GARDEN

CONVENIENT ACCESS TO AMBLE

For any more information regarding the property please contact us today

This attractive three-bedroom semi-detached home is situated within the popular South Broomhill area of Northumberland and offers an excellent opportunity for buyers seeking a family home with scope to further modernise and add value. Benefitting from a traditional and practical layout, the property already enjoys a stylish contemporary shower room, a spacious open-plan dining kitchen, generous gardens and the convenience of an attached garage and private driveway. Ideally positioned for commuting and leisure, the property provides easy access to the beautiful Northumberland coastline and the nearby towns of Amble, Morpeth and Alnwick.

The accommodation begins with a welcoming entrance hall featuring a staircase to the first floor and access to the principal ground-floor living space. The well-proportioned living room enjoys a pleasant outlook to the front and centres around a feature fireplace incorporating a gas fire with back boiler. Glazed double doors open seamlessly into the dining kitchen, creating a sociable flow for everyday family life and entertaining alike.

To the rear, the open-plan dining kitchen offers excellent space for family meals and gatherings. The dining area overlooks the garden, whilst the kitchen is fitted with a range of wall and base units incorporating an integrated electric oven, hob and extractor hood, integrated under-counter fridge and a one-and-a-half bowl sink. A door provides internal access to the attached garage.

The first-floor landing leads to three bedrooms and a recently refurbished shower room. The contemporary shower room has been upgraded to include a walk-in double shower with mains-fed shower and glass screen, vanity cabinetry incorporating a wash hand basin and concealed cistern WC, modern finishes and recessed lighting. The main bedroom benefits from fitted wardrobes, whilst the second double bedroom enjoys a pleasant rear aspect overlooking the garden. The third bedroom provides an ideal children's room, nursery, dressing room or home office.

Externally, the property is set behind a front garden and driveway providing off-road parking and access to the attached garage. To the rear lies a particularly generous and mature garden with fenced boundaries, lawned areas, established planting and a garden shed, offering excellent outdoor space for families, gardening enthusiasts and summer entertaining.

Further benefits include gas central heating, double glazing throughout and the potential for a new owner to further enhance and personalise this well-located family home.

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

LIVING ROOM
4.31m x 3.88m (14'2 x 12'9")

KITCHEN/DINING ROOM
5.81 m x 4.17m (19'1" x 13'8")

GARAGE
6.23m x 2.75m (20'5" x 9'0")

BEDROOM ONE
3.92m x 3.31m (12'10" x 10'10")

BEDROOM TWO
3.77m x 3.01m (12'4 " x 9'11")

BEDROOM THREE
2.41m x 2.26m (7'11" x 7'5")

BATHROOM





PRIMARY SERVICES SUPPLY
Electricity: Mains and solar panels
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: FTTP
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage and 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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: B

EPC RATING: TBC

AL009612.DM.VG.23/11/2026.V.2

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer











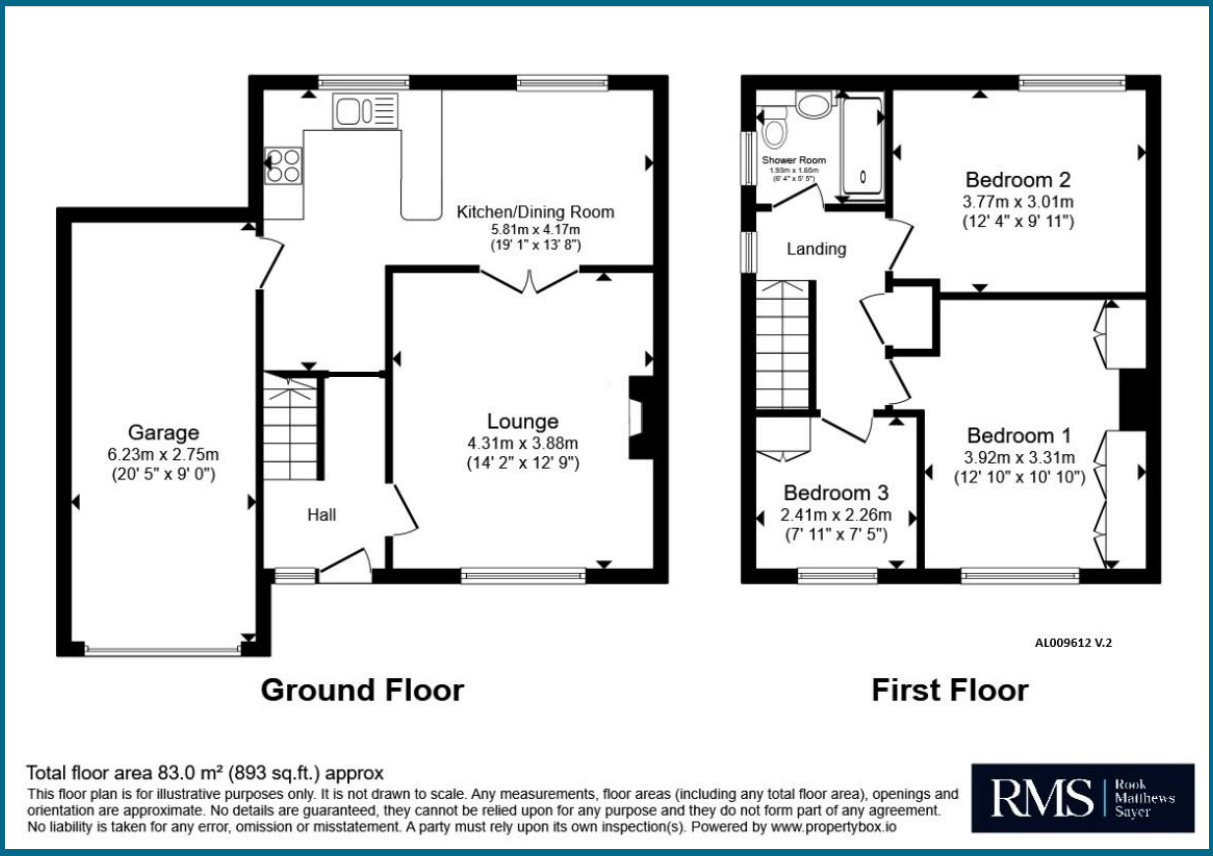


T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer







Total floor area 83.0 m² (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

RMS | Rook Matthews Sayer

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.

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.

The Property Ombudsman

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer