



Broad Road | North Sunderland | NE68 7UP

£249,950

This beautifully presented two-bedroom terraced house
Located within North Sunderland's conservation area combines traditional
charm with modern finishes, featuring a cosy reception room with fireplace,
stylish open-plan kitchen, sun-filled courtyard style garden,
off-street parking, and excellent holiday let potential — all offered with
no onward chain.

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Freehold mid-terraced house

Open-plan dining kitchen

Traditional charm with modern finishes

Two spacious double bedrooms

Located in the North Sunderland Conservation Area

Excellent holiday let potential and use as a second home or main residence

Private courtyard style garden to the rear, garden to the front, and off-street parking

For any more information regarding the property please contact us today

21 Broad Road, North Sunderland NE68 7UP

Rook Matthews Sayer are delighted to offer this immaculate terraced house for sale on the Northumberland coast within the conservation area of North Sunderland, offering traditional charm with modern finishes. Located with easy access to nearby schools, local amenities, and scenic walking and cycling routes along the coast and open countryside.

As you step inside, be greeted by the welcoming reception room that exudes a warm and friendly ambiance thanks to its inviting fireplace with a wood-burning stove. This space is perfect for those cosy, fireside chats on chilly evenings. Flowing seamlessly from the reception room, you'll find a spacious and stylish open-plan kitchen that is perfect for entertaining, featuring a generous dining space and a fireplace with a wood burning stove.

This charming home boasts two double bedrooms, currently arranged as a twin room at the rear, and a large double bedroom at the front with ample space for an extra guest bed and furniture. A modern shower room is also situated off the split landing.

You'll find modern UPVC double glazed sash windows throughout that match the character of the property. One of the home's winning features is its sun-kissed courtyard garden at the rear – sure to be a hit during the summer months.

Additionally at the front there is a garden and off-street parking for added convenience. This house shows excellent holiday let rental potential and with the added advantage of no chain, this delightful home could be yours sooner than you think.

HALL

Composite entrance door | Laminate flooring | Staircase to first floor

LOUNGE 12'1" x 10'9" (3.68m x 3.27m)

Laminate flooring | UPVC double-glazed sash windows | Wood burning stove and stone hearth | Understairs cupboard and cupboard in alcove | Picture rail | Electric radiator

DINING KITCHEN 16'2" x 10'5" (4.92m x 3.17m)

Laminate flooring | Electric radiator | UPVC double-glazed window | Double-glazed door to rear garden | Wood burning stove and stone hearth | Fitted wall and base units incorporating; a porcelain sink, integrated fridge, integrated dishwasher, space for an electric cooker and space for a washing machine

FIRST FLOOR SPLIT LANDING

Electric radiator | Loft access hatch | Lower level landing with door to shower room, and steps up raised landing that has doors to bedrooms

SHOWER ROOM

Double-glazed Velux window | Tiled shower cubicle with electric shower | Close-coupled W.C and pedestal wash-hand basin | Wall-mounted vanity unit | Chrome electric ladder style radiator | Vanity light with shaver point | Extractor | Laminate flooring

BEDROOM ONE 11'3" x 16'2" (3.43m x 4.92m)

UPVC double-glazed sash window | Panelled headboard | Electric radiator

BEDROOM TWO 9'11" x 10'11" (3.02m x 3.32m)

UPVC double-glazed sash window | Electric radiator

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EXTERNALLY

Off-street parking with drive to the front and a garden. Rear paved courtyard style garden with fenced boundaries and a garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric heating and wood burning stoves

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway to the front

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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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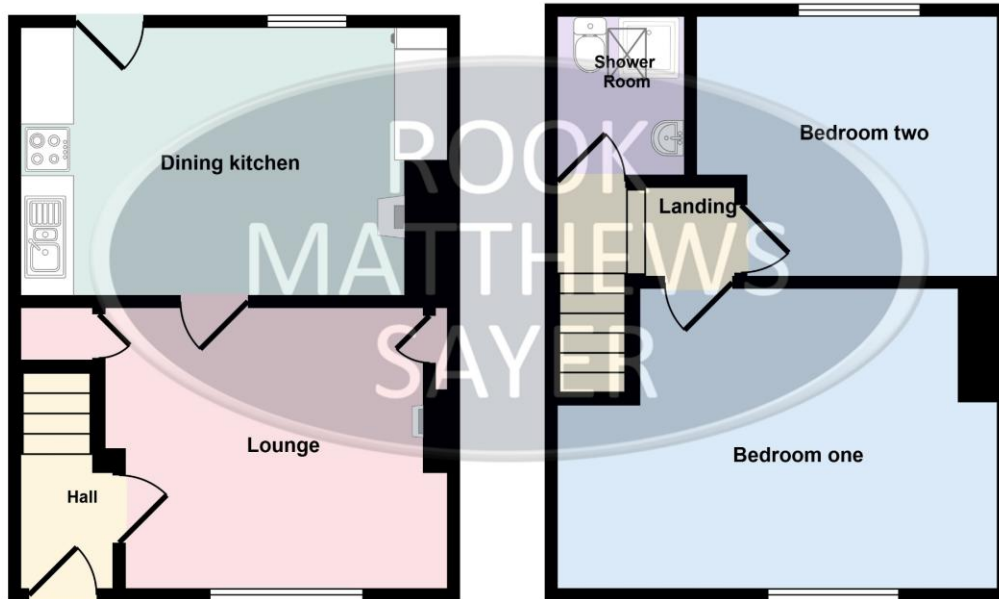


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Approx Gross Internal Area
63 sq m / 674 sq ft



Ground Floor
Approx 31 sq m / 328 sq ft

First Floor
Approx 32 sq m / 345 sq ft

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.

