



Stone Row North Broomhill

- Two Bedroom Mid Terrace
- Two Reception Rooms
- Scope for Improvement
- uPVC Double Glazing and Gas Central Heating
- Viewing Strongly Recommended



Offers In The Region Of £ 110,000

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Stone Row

Broomhill NE65 9UE

Situated in a popular residential area within easy reach of the traditional harbour town of Amble, a two double bedroom mid terrace property benefitting from a conservatory, generous garden and garage for off road parking. The property offers excellent potential for as there is scope to improve and an early viewing is strongly recommended. Briefly comprising to the ground floor: entrance hall, lounge with sliding patio doors into the conservatory, fitted kitchen and bathroom. To the first floor from the landing there are two double bedrooms. The property benefits from uPVC double glazing and gas central heating. Particular mention should be made of the generous garden and the further area to the rear of the property where there is a garage for storage and off road parking. North Broomhill is a semi rural area with the shops, cafes and restaurants of Amble closeby. Druridge Bay Council Park with its watersports lake, countryside walks and glorious wide sandy bay is just a short drive away. There are regular bus services to Morpeth, Ashington and Alnwick with connections further afield.

ENTRANCE HALL

uPVC entrance door. Radiator.

LOUNGE 16'1" (4.90m) max x 14' (4.27m) max into alcove

uPVC double glazed sliding patio doors to rear into conservatory. Fitted fireplace with timber surround, marble inset and hearth and fitted gas fire. Radiator, two storage cupboards, one housing central heating boiler.

CONSERVATORY 10'2" (3.10m) x 9'9" (2.97m)

uPVC double glazed windows to rear and side and door to side.

KITCHEN 9'8" (2.95m) max x 8'3" (2.52m) max

Two uPVC double glazed windows to front. Fitted with a range of wall, base and drawer units with work surfaces and a sink unit with mixer tap and tiled splashbacks. Fitted gas hob with electric oven and extractor over, space for fridge and washer. Radiator.

SHOWER ROOM

uPVC double glazed window to front. Shower cubicle with shower attachment, vanity wash hand basin, low level w.c. and bidet. Wet walling to shower and tiled walls, radiator, fan.

LANDING

uPVC double glazed window to front, radiator.

BEDROOM ONE 16'11" (5.16m) max x 9'3" (2.82m) max

uPVC double glazed window to rear. Radiator.

BEDROOM TWO 11'1" (3.38m) max x 6'7" (2.00m) max

uPVC double glazed window to front. Radiator.

OUTSIDE

To the front of the property there is off road parking across the lane along with a garage and shed. To the rear of the property the garden is lawned and of a generous size and a patio area provides a lovely space to sit and enjoy the warmer months of the year.

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

AM0004297/LP/HH/01112023/V.1/ 18012024 amendedprice



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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