



## Manor Grange

North Broomhill

- Detached Two Double Bed Bungalow
- Semi Rural and Popular Location
- Well Proportioned Accommodation
- Close to Druridge Bay and Amble
- Viewing Strongly Recommended

**£245,000**



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# Manor Grange

North Broomhill NE65 9YP

Situated in the popular and semi rural village of North Broomhill, a well presented and excellent size two double bedroom detached bungalow with the addition of a lovely garden room overlooking the garden to the rear. North Broomhill is within easy reach of the glorious wide sandy beach of Druridge and the Country Park has a water sports lake and countryside walks. The local shops in Hadston lie closeby and just a short drive is the traditional harbour town of Amble with plenty of shops, cafes and restaurants along with Little Shore Beach and Pier. Benefitting from double glazing and gas central heating, the accommodation briefly comprises of the entrance hall, generous lounge and a well appointed kitchen which accesses the garden room to the rear. There are two good sized double bedrooms and a bathroom. Outside the gardens extend to the front, side and rear of the property, the rear is full of mature plants and shrubs in raised beds with paved pathways and a seating area. There is a lawn garden to the side and front. A block paved driveway provides off road parking and accesses the single detached garage. North Broomhill has a local bus service to Amble, Alnwick and Morpeth and to the towns and villages beyond and the A1 links the north and south of the county with road networks throughout the country. The train stations in Morpeth and Alnmouth provide services to Edinburgh, Newcastle with train connections to destinations further afield. This is a fabulous opportunity to purchase a delightful bungalow within easy reach of the coastal towns and villages and the larger towns and shopping amenities.

## ENTRANCE HALL

LOUNGE 17'8" (5.38m) max x 11'10" (3.61m) max

KITCHEN 12' (3.66m) max x 11'2" (3.40m) max

GARDEN ROOM 19'5" (5.92m) max x 9'2" (2.79m) max

BEDROOM ONE 14'9" (4.50m) x 11'10" (3.61m)

BEDROOM TWO 10'2" (3.10m) x 10' (3.05m)

BATHROOM

## DRIVEWAY, SINGLE GARAGE AND GARDENS

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND DETACHED SINGLE GARAGE

### MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: D

AM0004528/LP/LP/04112024/V.1. TW/TW/19/05/2025 V1 Amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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.

16 Branches across the North-East

