



Broomhill Street | Amble | NE65 0AN

**£285,000**

Occupying a desirable position with Amble's working harbour within a couple of minutes from the property, this exceptionally well presented three bedroom semi-detached stands within a generous plot size with fabulous gardens. A superb family home situated in the sought after traditional town of Amble which boasts a strong sense of community and a wide range of local shops, restaurants, coffee shops and leisure amenities. With its rich history of sea fishing and coal transportation, this harbour town has become increasingly popular over the past few years and combines the best of coastal living with excellent access to the surrounding areas and larger towns.

**RMS** | Rook  
Matthews  
Sayer



**THREE BEDROOM SEMI DETACHED**

**OCCUPYING A GENEROUS**

**LOUNGE THROUGH TO DINING**

**THREE GOOD SIZED BEDROOMS**

**WELL PRESENTED**

**SIDE UTILITY ROOM ACCESSING  
REAR GARDEN**

**DRIVEWAY WITH PLENTY OF  
PARKING SPACE**

**LOCATED IN THE HEART OF AMBLE'S  
HARBOUR AREA**

For any more information regarding the property please contact us today

On entering the property, the porch is bright and airy with access through the entrance door into the lobby with stairs to the first floor. The lounge is spacious with a wood burning stove as a focal point and picture window to the front allowing light to flow into the room. Through into the dining area, there are patio doors into the conservatory which overlooks the garden to the rear. These welcoming living spaces are perfect for relaxing and everyday eating as well as entertaining and family gatherings. The kitchen is well equipped with a modern range of wall and base units with worktops, sink unit and taps and space for a cooker. There is a useful laundry room to the side of the kitchen with a utility cupboard with plumbing for washing machine and a courtesy door into the garage with space for a freezer and fridge freezer. To the first floor from the landing, the bedrooms are all of a good size with two double bedrooms and a single. The bathroom is well appointed with a bath and shower over, vanity wash hand basin and low level w.c.

Outside to the front the driveway accommodates two cars and accesses the garage with a pathway alongside the property to the rear garden. There are neatly lawn gardens to the front bordered by flowerbeds containing an abundance of flowering plants and shrubs.

To the rear, the garden is an above average size and enjoys a sunny aspect with artificial lawn areas, patios and paved areas creating interest and a beautiful space to sit and enjoy the warmer months of the year.

Amble lies on the glorious coastline of Northumberland with a working harbour and Little Shore Beach and Pier. The Harbour Village is home to superb fish restaurants, cafes and retail pods and the main high street has many independent shops. For a wider variety of high street stores, the larger towns of Alnwick and Morpeth are within easy reach and the regular local buses offers services to these towns with connections to Newcastle and Berwick. The train station in Alnmouth provides a fast train service to Newcastle and Edinburgh with links to the wider railway network nationwide. The A1 runs from the south to the north of the county and connects to the motorway networks to the south and further north. Amble is a popular choice for young families and mature couples along with first time buyers and singletons having schools for children of all ages and many clubs and events taking place in the local area. The Sunday market at the harbour is well worth and visit and there are boating trips around Coquet Island with sightings of many seabird species, grey seals and dolphins.

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For those seeking a 'ready to move into home' situated in the heart of Amble this is a 'must-see' for all discerning buyers. Presented in excellent decorative order throughout which is both stylish and practical, this is everything expected from a family home. An internal inspection is strongly recommended.

## ACCOMMODATION

ENTRANCE PORCH  
ENTRANCE HALL

LOUNGE 14'2" max x 12'6" max

THROUGH TO DINING ROOM 10'8" max x 8'10" into archway

CONSERVATORY 9'4" max x 8' max

KITCHEN 13'5" max x 8' max

SIDE UTILITY ROOM 9'6" max x 9'1" max

LANDING

BEDROOM ONE 12'8" max x 12'3" into door recess

BEDROOM TWO 12'3" into wardrobe x 9'11"

BEDROOM THREE 7'10" max x 7'2" max  
BATHROOM

GARAGE, DRIVEWAY AND EXTENSIVE GARDENS TO FRONT AND REAR

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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.

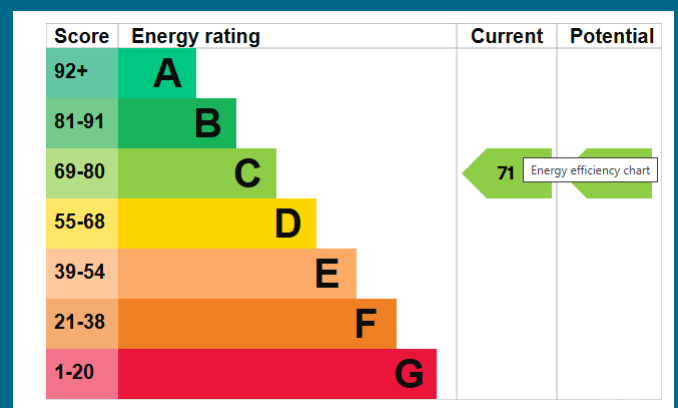
## TENURE

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: C

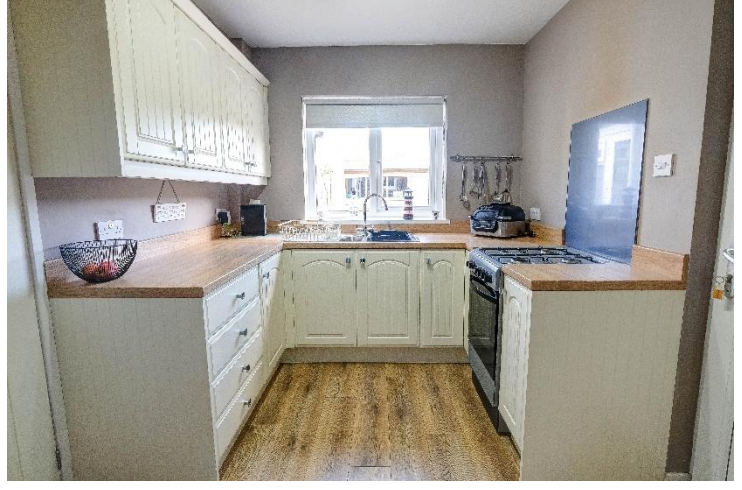
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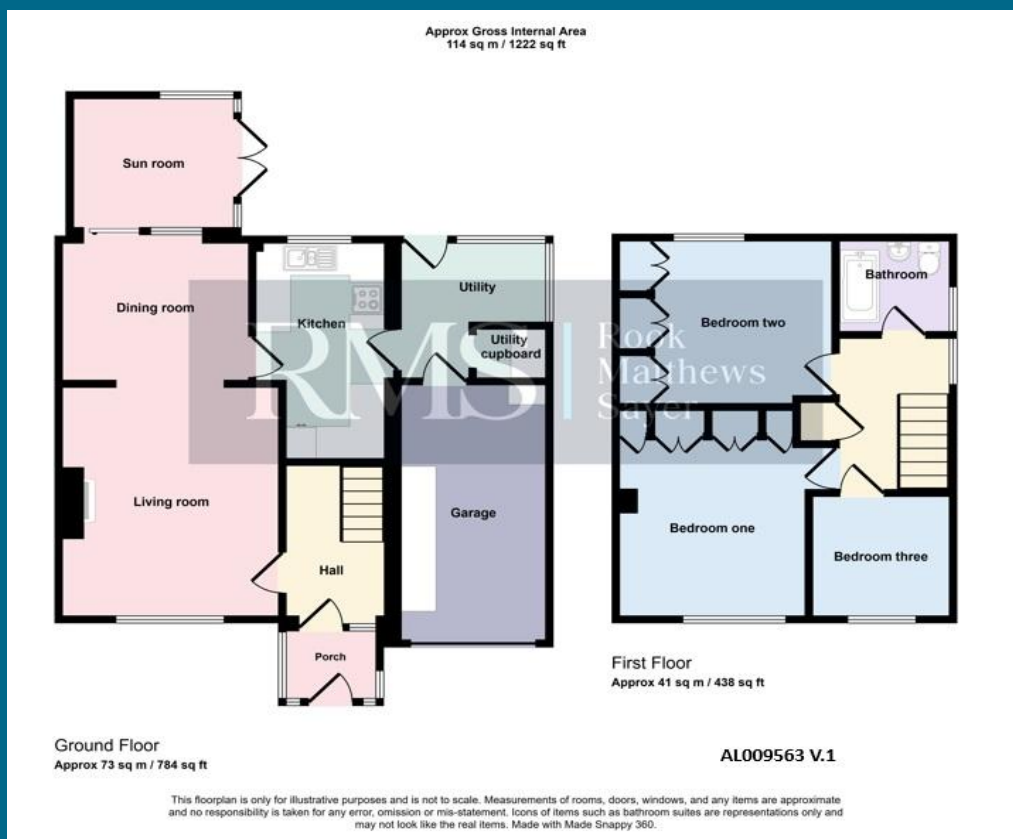


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