



Broad Road | North Sunderland | NE68 7UP

£225,000

Charming coastal cottage with off-street parking, gardens, and two generous double bedrooms. Situated in the popular village of North Sunderland, just moments from Seahouses and the beautiful Northumberland coast, this chain-free property is perfect as a home, holiday retreat, or investment opportunity.

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MID TERRACED COTTAGE

GALLEY STYLE KITCHEN

POPULAR VILLAGE LOCATION

ATTRACTIVE GARDENS TO FRONT & REAR

TWO DOUBLE BEDROOMS

OFF STREET PARKING

OPEN PLAN LIVING / DINING ROOM

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated in the popular village of North Sunderland, Seahouses, this charming two-bedroom mid-terraced cottage offers comfortable living accommodation and would make an ideal first-time purchase, holiday home, or investment opportunity.

The property benefits from off-street parking and gardens to both the front and rear, providing pleasant outdoor spaces to enjoy throughout the year.

Internally, the accommodation comprises a welcoming open-plan lounge through dining room, creating a bright and sociable living space, along with a practical galley-style kitchen. To the first floor are two generously sized double bedrooms and a family bathroom.

Offered for sale with no onward chain, this delightful cottage presents an excellent opportunity for buyers seeking a home in this sought-after coastal location, close to Seahouses harbour, local amenities, and beautiful Northumberland beaches.

Entrance vestibule

UPVC double glazed entrance door, stripped wood floor, door to living room and staircase to first floor.

Open Plan living room/dining room 12' 11" into alcove x 21' 2" (3.93m x 6.45m)

Dual aspect room with UPVC double-glazed windows to front and rear, stripped wood floor, feature fireplace incorporating a woodburning stove, electric radiators, doors to entrance vestibule and kitchen.

Kitchen 4' 9" x 10' 2" (1.45m x 3.10m)

Fitted wall and base units incorporating: single stainless-steel sink, space for electric cooker, space for washing machine, space for under counter fridge, wet wall splashback, UPVC panelled ceiling with downlights, UPVC part glazed door leading to rear garden, door to open plan living/dining room

First floor landing.

Split landing, loft access hatch, electric radiator, doors to bedrooms and bathroom.

Bedroom one (front) 16' 1" x 11' 1" (4.90m x 3.38m)

UPVC double-glazed windows, stripped wood floors, electric radiator, fitted cupboards.

Bedroom two (rear) 9' 3" x 9' 9" (2.82m x 2.97m)

UPVC double-glazed window, stripped wood floor, electric radiator.

Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

Bath with mains shower and bifold shower screen, pedestal wash-hand basin, close-coupled W.C., chrome ladder style electric radiator, part-wet wall panels and part wood panelling to walls, shaver a point, UPVC double-glazed frosted window, ceiling downlights, extractor

Front garden mainly laid to lawn with fence and wall boundaries. Private parking space. Rear garden mainly laid to lawn with a fenced boundary.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

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.

MINING

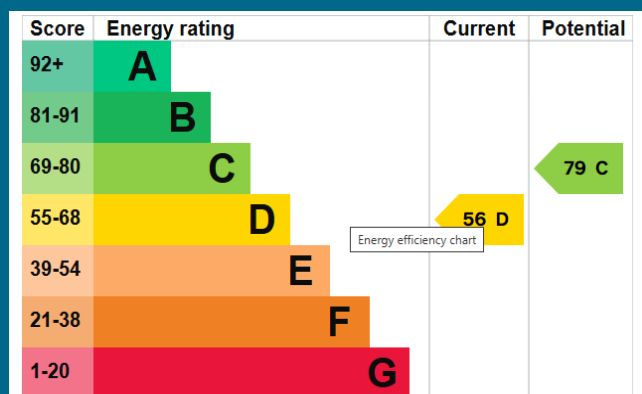
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D**

AL009648/DM/HH/25.06.2026/V.2



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Approx Gross Internal Area
61 sq m / 660 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft

First Floor
Approx 31 sq m / 331 sq ft

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.

AL009648 VERSION 1

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.



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