



### 3 bed terraced house to buy in

East View, North Broomhill,  
Northumberland, NE65 9TS

# £125,000

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Attractive Mid Terrace
- ✓ Three Bedrooms
- ✓ Two Receptions
- ✓ Well Presented and Spacious
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Darren Tynan  
Branch Manager  
Alnwick

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Three Bedrooms | Attractive Mid Terrace | Log Burner | Rear Courtyard

Pattinson Estate Agents are delighted to present this impeccable 3-bedroom terraced house. This charming, well-appointed property offers comfortable accommodation and is perfectly suited for both first-time buyers and growing families.

The property briefly comprising to the ground floor, entrance porch, lounge, dining room, galley kitchen and downstairs bathroom. To the first floor from the landing there are three good sized bedrooms.

Outside to the front there is a walled garden area with gate and pathway leading to the entrance door whilst to the rear a yard with gate to the rear.

North Broomhill is a popular residential area with easy access to Amble with many shopping and leisure amenities along with Little Shore Beach and Pier. Bus services to Alnwick, Ashington and Morpeth are regular and there is a train station in Alnmouth with services to Newcastle, Edinburgh and beyond.

An early viewing is strongly recommended.

Please contact our Alnwick office to arrange a viewing

Alnwick@pattinson.co.uk or call 01665 639110

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

Parking: Garage, On Street

Year built: 1919

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Front Elevation

A small, neatly arranged front garden with gated access.



## Lounge

3.94m x 3.28m (12'11" x 10'9")

A spacious and well-presented living room with a wood-burning stove set within the fireplace. Double doors lead through to a bright dining room. Window to front elevation with views across to the allotments.



## Dining Room

2.99m x 2.69m (9'9" x 8'9")

A bright dining room with window to the rear elevation. The room benefits from an under stairs storage cupboard and double doors which open into the lounge.



## Kitchen

2.10m x 4.00m (6'10" x 13'1")

A bright and modern galley-style kitchen with a clean, contemporary design. With integrated Fridge/ Freezer, dishwasher and microwave. Electric Oven with Gas hob with a stainless steel extractor hood. Window to side elevation. Back door leading out to rear courtyard.



## Family Shower Room

2.31m x 1.77m (7'6" x 5'9")

A stylish and modern bathroom finished to a high standard with contemporary fittings and a neutral colour palette. A spacious walk-in shower with a glass screen and a vanity unit supports a wash basin and a concealed cistern toilet with additional storage built into the unit. Window to rear elevation.



## Master Bedroom

3.80m x 3.32m (12'5" x 10'10")

A bright master bedroom with a large window to the front elevation with views out over the allotments.



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## Bedroom Two

2.18m x 3.86m (7'1" x 12'7")

A bright single bedroom with window to the rear elevation.



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## Bedroom Three

2.02m x 2.62m (6'7" x 8'7")

A bright single bedroom with window to the rear elevation, over looking the courtyard.



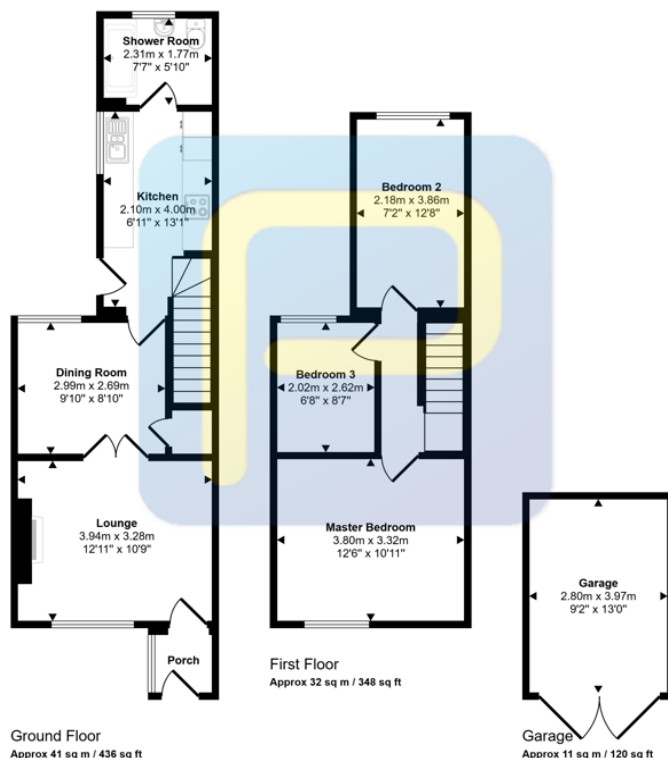
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## Rear Courtyard

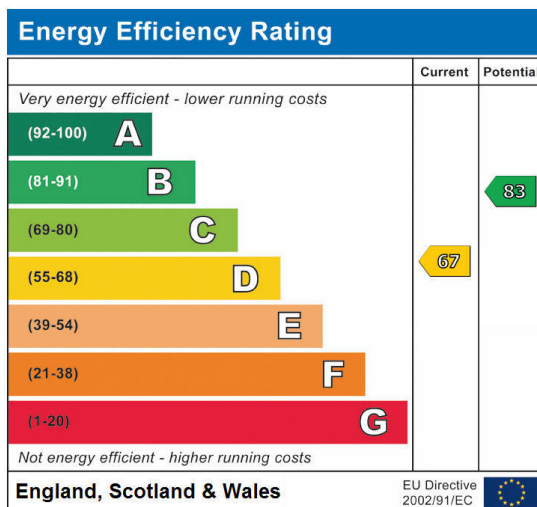
A low-maintenance enclosed courtyard providing a practical outdoor area for everyday use.



Approx Gross Internal Area  
84 sq m / 904 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.



East View, North Broomhill, Northumberland, NE65 9TS

Contact your local branch today for more information on this property:

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alnwick@pattinson.co.uk, www.pattinson.co.uk**

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