

# Broomhill Street, Amble, Morpeth, Northumberland

Offers Over £165,000



## Full Description

This attractive property, boasting lovely views from the rear, captures the seaside theme perfectly and is your ideal coastal retreat. Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 2 bedroomed home located in the popular fishing port of Amble. With gas central heating, uPVC windows and a composite front door and all the other usual mains connections, this delightful property offers light and bright living in a superb location and is not to be missed. No holiday letting.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

Entry is via the front door which opens into an entrance hallway with stairs ascending to the first floor and one main door leading into the lounge. The décor throughout has been carefully chosen to reflect the seaside theme and creates welcoming and relaxed living spaces.

The lounge is a light and bright room with a large window overlooking the front of the property. The room features high ceilings, coving and a ceiling rose in addition to offering access to useful storage beneath the stairs. The wood-effect flooring completes the look and extends into the kitchen-diner creating a seamless transition between the different spaces.

There is plenty of room to sit and dine with further opportunity to accommodate comfortable seating making the kitchen-diner a sociable space in which to spend time with family and friends. The spacious kitchen offers a good number of wall and base units with a contemporary light grey door complemented by a contrasting cement/marble effect work surface and multi-coloured arts and crafts style splash back tiling. In terms of fitted equipment, there is a four-burner gas hob, an under bench electric oven beneath a chimney style extractor fan and a single bowl stainless steel sink. There is plumbing and space for a washing machine, space for a free-standing fridge-freezer and a large dresser. The Baxi gas boiler is housed in a wall unit for ease of access. Ceiling beams add charm to this light and airy room which is illuminated beautifully by natural light entering via a large window overlooking the rear courtyard. A door leads to the rear porch where a uPVC door provides external access to the courtyard.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom. The landing carpet extends into the well-presented bedrooms creating comfort as you move throughout. The bathroom is finished with dark grey wood-look vinyl flooring.

The primary bedroom is a good-sized double room with a large window overlooking the front of the property. Two built-in sliding door wardrobes offer excellent storage.

Bedroom 2 is a single room taking advantage of views towards Warkworth Castle and the marina with the coast beyond. This is another restful and tastefully decorated room.

The family bathroom comprises a close coupled white toilet with a push button behind, a pedestal hand wash basin and a white bath with an electric shower over behind a shower curtain. A radiator ensures added comfort. The space is finished with white tiling with grey grouting creating a crisp and fresh look illuminated by natural light entering via a window to the rear.

Externally, the courtyard is spacious and an ideal place in which to relax and unwind after a busy day. There is plenty of scope to incorporate a raised decked area if you so wished to enable the seaside views to be enjoyed from a more elevated position. A charming property in a superb location enabling you to fully appreciate all this vibrant town has to offer in addition to being in close proximity to the stunning Northumberland coastline.

Tenure: Freehold



Council Tax Band:  
EPC: D

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- No chain
- Light and spacious
- Sea views from upstairs
- Rear Yard area
- High ceilings
- Spacious kitchen diner
- Harbour area

## Contact Us

### **EH Homes**

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)











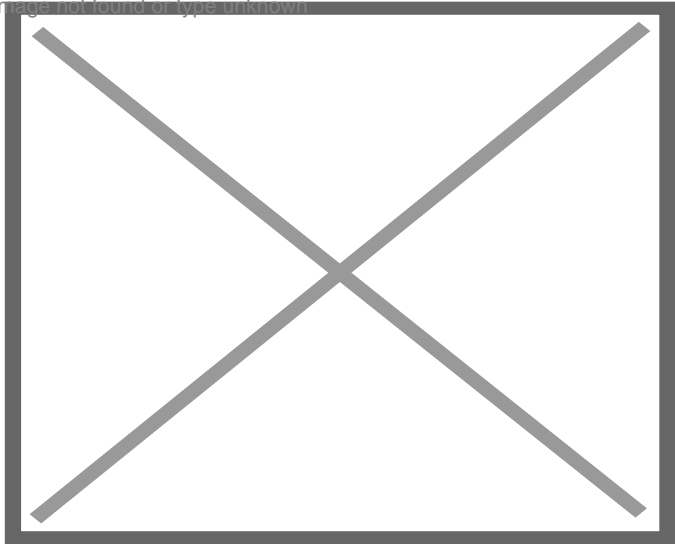




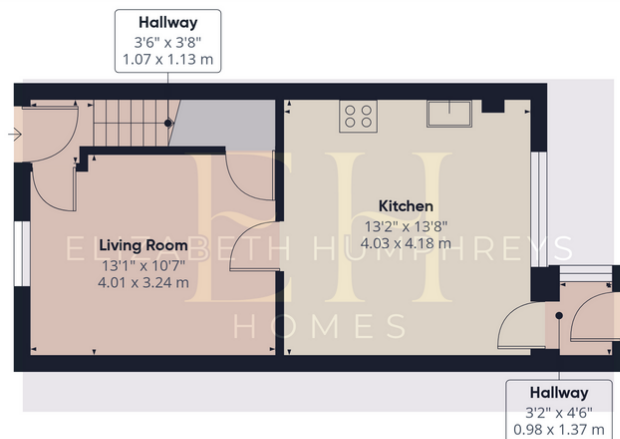


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

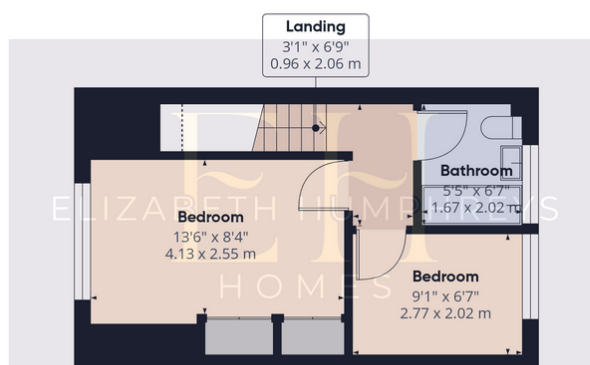
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
625 ft<sup>2</sup>  
58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360