

Queen Street, North Broomhill, Morpeth, Northumberland

£100,000



Full Description

Ideal for a landlord or investment purchaser. Elizabeth Humphreys Homes are proud to welcome to the market this pair of one bedroomed apartments, one ground floor apartment and a one first floor apartment both with independent access located in the Northumberland village of North Broomhill. The property benefits from a low maintenance front garden, uPVC windows and doors, gas central and all the other usual mains connections. Neutrally decorated allowing the easy addition of accent colour, this property offers excellent living spaces and a welcoming and inviting atmosphere.

North Broomhill is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. The village offers a First School, a range of shops and good transport links south to Morpeth, Newcastle as well as north to Alnwick and Berwick. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities. A short walk away is Hadston which offers a variety of

conveniences including a pharmacy, a chip shop and a Co-op supermarket within its shopping centre.

The uPVC front door opens into an open plan living-dining-kitchen which is a light, bright and welcoming space with a large window overlooking the front of the property allowing plenty of natural light to circulate illuminating the wood look laminate flooring perfectly. The kitchen offers wall and base units with a white wooden door complemented by a contrasting dark coloured laminate work surface and cream splash back tiling. In terms of fitted equipment, there is a Bush oven beneath four ring induction hob and a stainless-steel chimney style extractor fan and a bowl and a half stainless steel sink with a mixer tap above. There is space and plumbing for a washing machine and space for a free-standing fridge freezer. The living room area comfortably accommodates sofas and further furniture and there is ample space to sit and dine.

Leading from the main living space is the bedroom which is a spacious double room with an alcove adding character. There are plenty of storage options in addition to the boiler and gas metre which are housed here for ease of access. A large window overlooks the rear of the property and allows plenty of natural light: a lovely airy and restful room.

The shower room comprises a white pedestal hand wash basin with a chrome mixer tap above, a white close coupled toilet with a push button behind, an extractor fan, a white towel rail and a Quadrant shower cubicle with a shower within. The space is fully tiled with a white square tile which complements the charcoal grey floor tiles creating a stylish look.

The gravelled low maintenance front garden, accessed via three steps, frames the property attractively and is a pleasant place in which to sit and relax at the end of the day.

Tenure: Leasehold with Freehold for both

EPC: C

Council Tax Band:

5a The first floor flat

A partially glazed wooden door opens into the entrance hallway which offers useful cloaks hanging space. Stairs ascend to the first floor providing access to the main living spaces. Loft storage is available via the landing.

The open plan living-dining-kitchen is a light and bright welcoming space with a large window which takes advantage of the open views to the front of the property. The kitchen offers a good number of wall and base units with a white wooden door complemented by a dark coloured laminate work surface and grey splash back tiling. In terms of fitted equipment, there is a bowl and a half stainless steel sink, a Lamona four ring induction hob and a stainless-steel chimney style extractor fan above an electric oven. There is space and plumbing for a washing machine and a further appliance. The flooring is finished with laminate wood effect floor tiles. There is plenty of space to accommodate sofas and a dining table and accompanying chairs making this a lovely sociable room in which to spend time with family and friends.

Leading from the open plan living space, the bedroom is a large double room offering a good amount of storage options in addition to a walk-in cupboard which houses the boiler for ease of access and a second cupboard home to the electrical consumer unit. A large window to the rear allows plenty of natural light to enter and the space is finished with flooring matching that of the living space creating continuity between the different areas.

The shower room is adjacent and comprises a pedestal hand wash basin with a chrome mixer tap above, a white close coupled toilet with a push button behind, a white towel rail, an extractor fan and a Quadrant shower cubicle with a shower within. The space is finished with white square tiling creating a crisp and fresh finish which works in harmony with the dark grey floor tiles.

Accessed from the rear by a gate leading into a walled courtyard, this apartment is lovely and private. The yard is low maintenance and gravelled and is an ideal space in which to place garden furniture and enjoy relaxing and unwinding at the end of the day.

Tenure: Leasehold with ownership of the freehold

EPC: C

Council Tax Bill: £1216.97

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

- A pair of one bedroom apartments
- Investment opportunity
- Nice quiet residential area
- Light and spacious pair of apartments
- Ready to let out
- No chain
- Open plan living spaces

Contact Us

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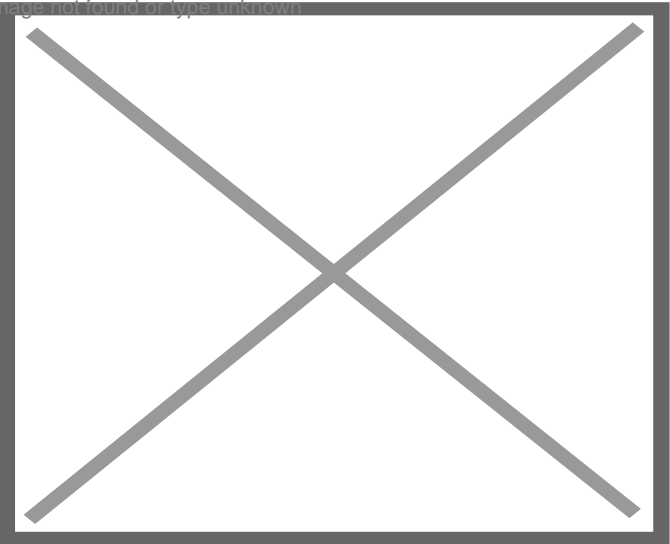




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

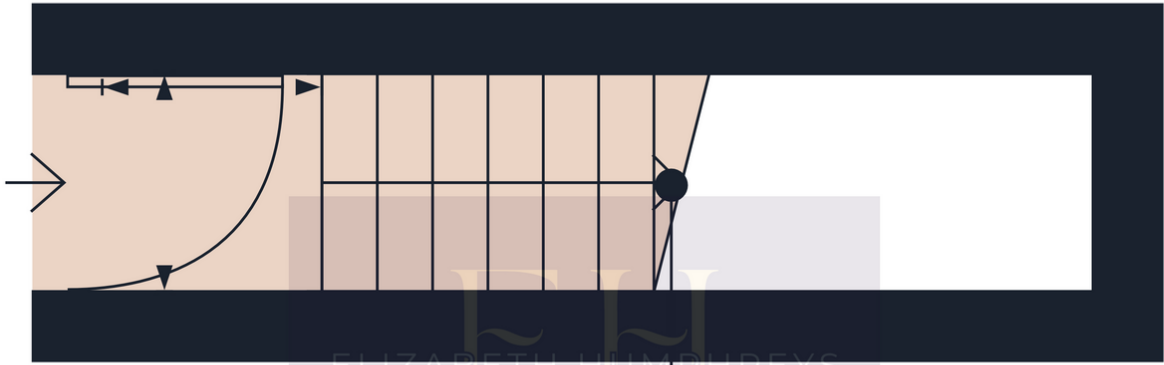
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Approximate total area⁽¹⁾
431 ft²
40.1 m²

(1) Excluding balconies and terraces

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



Hallway
3'0" x 3'0"
0.92 x 0.92 m

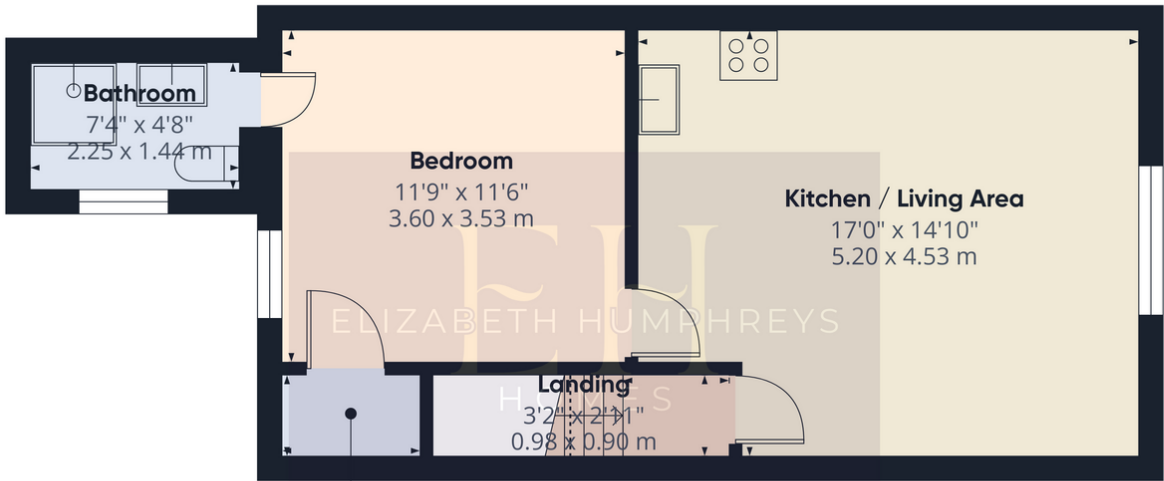
Approximate total area^m
39 ft²
3.6 m²

(1) Excluding balconies and terraces

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

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Ground Floor



Utility Room
4'11" x 3'0"
1.51 x 0.92 m

Approximate total area^m
441 ft²
41 m²

Reduced headroom
1 ft²
0.1 m²

(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.

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Floor 1