

# Queen Street, North Broomhill, Morpeth, Northumberland

£110,000



## Full Description

Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 2 bedroomed terraced property located in the Northumberland village of Broomhill. Offering excellent living spaces and a welcoming and inviting atmosphere, the property benefits from a green and leafy outlook to the front, a private rear yard, uPVC windows and doors, a good amount of storage, gas central and all the other usual mains connections.

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 and Newcastle and 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.

A wrought iron gates opens to a low maintenance front garden. Flag stone paving leads to decking below the window and there is area ready for planting or creating a lawn. The front door opens into a useful light and bright uPVC entrance porch with an attractive sloping pantile roof.

A door opens from here to the spacious living room with a window overlooking the front of the property and a dado rail and coving adding further character. A fireplace with a black tiled back and hearth and wooden surround houses a gas fire and forms an attractive focal point.

A door opens to the stairs which ascend to the first floor, and a second door leads to the dining room. There is access to a cupboard beneath the stairs which offers useful storage. This comfortable room is neutrally decorated to allow the easy addition of accent colour should you so wish, and the space has been finished with a light-coloured carpet which complements the décor perfectly and extends into the dining room, where there is plenty of room to house a dining table and accompanying chairs.

The kitchen offers a good number of wall and base units with a cream-coloured shaker style door complemented by a grey laminate work surface and white splash back tiling set on a diagonal which reflects the grey diagonal vinyl flooring which creates a designer look. This is a beautifully illuminated room courtesy of a large window overlooking the rear of the property and a second window located to the side. In terms of fitted equipment, there is a Franke bowl and a half stainless steel sink, a four-ring induction hob below a fitted extractor fan and an under-bench oven. There is space and plumbing for a washing machine and space for a free-standing fridge beneath a breakfast bar area which could provide additional seating space if you so wished. The Baxi gas boiler is housed in a cupboard for ease of access and a glazed uPVC door provides external access to the rear yard.

The ground floor bathroom is conveniently located in the hallway at the foot of the stairs. The suite comprises a white full pedestal hand wash basin with twin taps, an extractor fan, a full-length wall mirror, a close coupled toilet with a push button behind and a bath with twin taps and an electric shower behind a pivoting shower screen. A radiator ensures added comfort. The white tiling creates a crisp and fresh finish which is illuminated by natural light entering from a window with privacy glass.

Taking the stairs to the first floor, the landing opens out to two bedrooms. The bedrooms are both neutrally decorated allowing the easy addition of accent colour should you so wish, and the spaces are carpeted creating comfort as you move throughout.

The primary bedroom is beautifully light and bright double room with a large window overlooking the front of the property capturing open views. This room offers extensive floor to ceiling built-in wardrobes with a beech wood effect door. There is also a range of useful shelving presenting further storage potential, a wall mounted mirror and built-in bedside cabinets. Loft access is available.

Bedroom 2 is a single room with a characterful sloped ceiling, located to the rear of the property capturing views of a communal green space which is attractive. Another comfortable and well illuminated room.



The rear yard is a private outside space in which you can relax and unwind after a busy day. There is a decked area in addition to space to house garden furniture. A wall, with a wrought iron railing above, is a pretty feature and there is a gate leading to the rear lane which extends behind the properties.

Tenure: Freehold

Council Tax Band:

EPC: C

#### 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
- Spacious living areas
- Quiet residential area
- Close to the coast
- Light and airy
- Plenty of storage

## Contact Us

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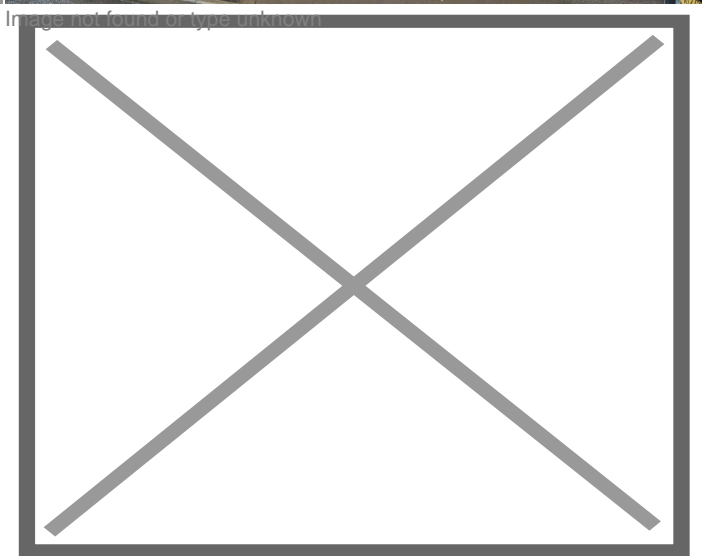


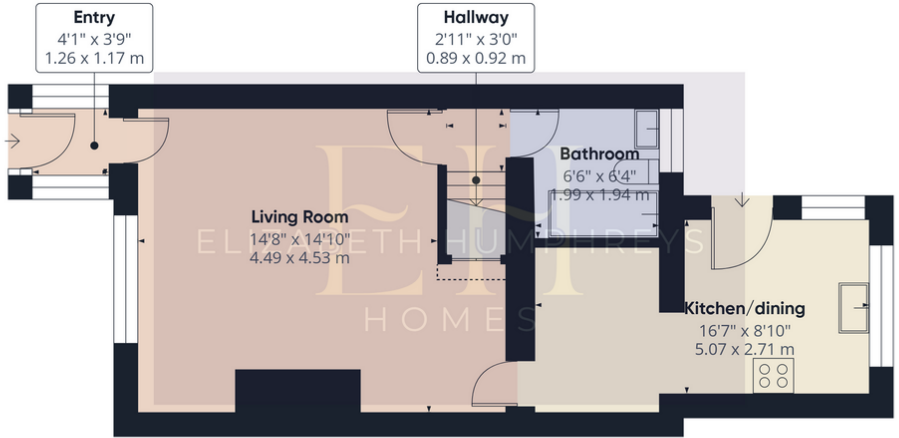




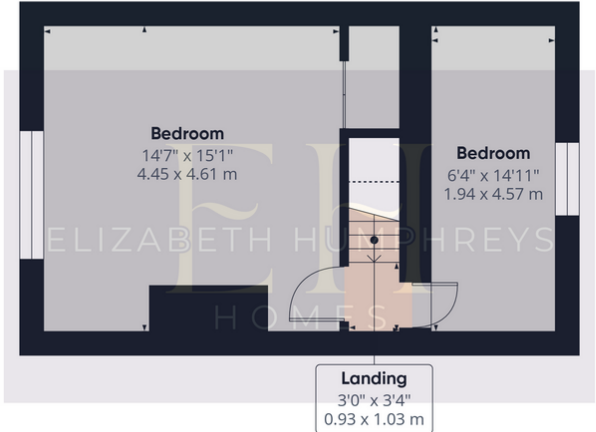
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(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>m</sup>  
804 ft<sup>2</sup>  
74.6 m<sup>2</sup>

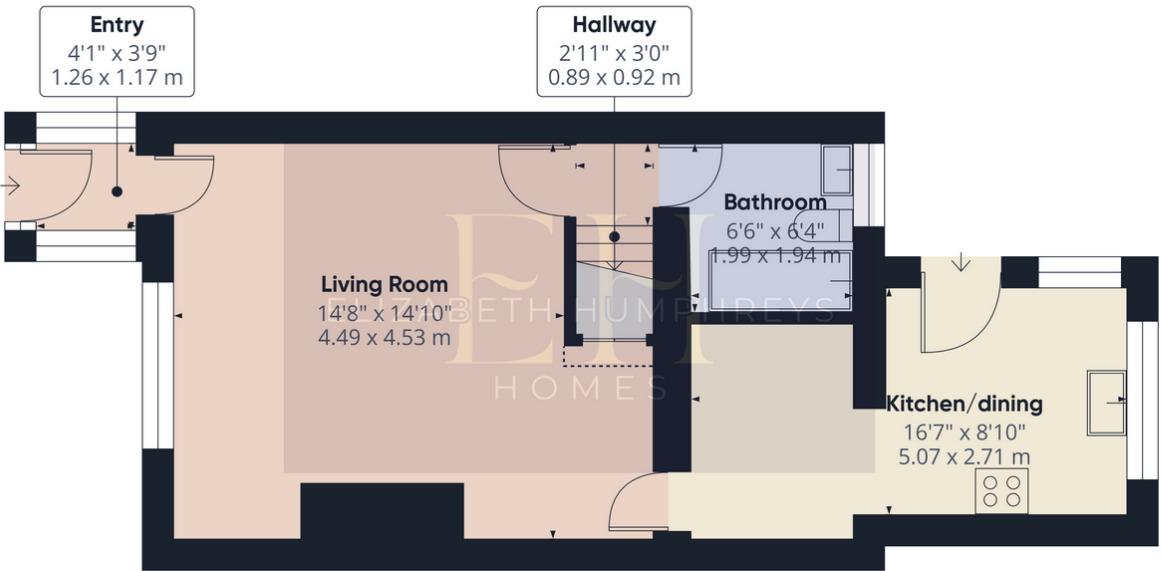
Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

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Ground Floor

Approximate total area<sup>m</sup>  
470 ft<sup>2</sup>  
43.6 m<sup>2</sup>

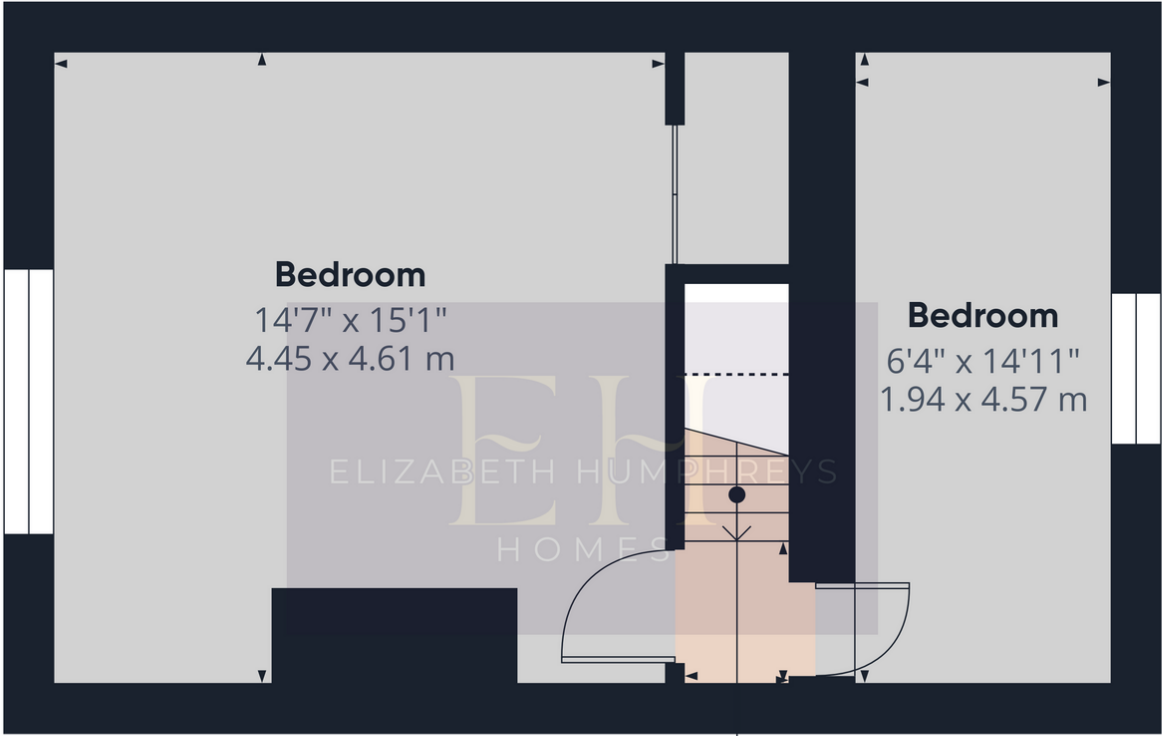
Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

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**Landing**  
3'0" x 3'4"  
0.93 x 1.03 m

**Approximate total area<sup>(1)</sup>**  
334 ft<sup>2</sup>  
31 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.

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Floor 1