



Brinkburn Place Amble

- Three/Four Bed Semi-Detached
- Highly Regarded Location
- Generous Accommodation
- Extended to Ground and First Floor
- Viewing Strongly Recommended

£285,000



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Brinkburn Place

Amble NE65 0BJ

An impeccably presented three/four bedroom property offers generous accommodation throughout having been extended to the side creating a fabulous kitchen which is open plan to the family room and a main bedroom with en-suite shower room to the first floor. The property occupies a great position within walking distance to the shops, cafes and restaurants of the town centre of Amble with its traditional working harbour, Little Shore Beach and Pier and offers bright and airy living space with a high standard of fittings throughout. Perfect for the growing family or anyone moving into the area looking for excellent size rooms and a property located in a popular residential area which is always in high demand. Benefitting from double glazing and gas central heating, the accommodation briefly comprises to the ground floor: a welcoming entrance hall, lounge through to dining room, a superb fitted kitchen leading through to a spacious family room, utility room and downstairs w.c. To the first floor from the landing there is a main bedroom with en-suite and walk in dressing room (formerly a bedroom which could be returned back to bedroom four if required), two further double bedrooms and a family bathroom. Outside the driveway provides ample parking for several cars and the gardens extend to the front and rear of the property with a side access pathway. There is a regular bus services through Amble reaching out to Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. Amble is a great place to raise young children and has become very popular with couple, young families and the retired. An early viewing is strongly recommended to fully appreciate the property's generous living space.

ENTRANCE HALL

LOUNGE THROUGH TO DINING ROOM 22'8" (6.91m) max x 12'7" (3.84m) max

KITCHEN THROUGH TO SPACIOUS FAMILY ROOM/SECOND SITTING ROOM

Kitchen: 24'2" (7.37m) max x 9'4" (2.84m) max

Family Room: 16'11" (5.16m) max x 13'8" (4.17m) max

UTILITY ROOM 8'8" (2.64m) into door recess x 5'7" (1.70m)

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 15'5" (1.65m) max x 13'8" (4.17m)

EN-SUITE SHOWER ROOM

DRESSING ROOM/BEDROOM FOUR 8'4" (2.564m) x 7'4" (2.24m) into door recess

BEDROOM TWO 11'1" (3.38m) to wardrobe door x 10'2" (3.10m) plus door recess

BEDROOM THREE 10'1" (3.07m) plus door recess x 9' (2.77m)

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: TBC

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is known to be on a coalfield and "known/not known" to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: D

AM0004163/LP/LP/26022024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East

