



Brinkburn Place Amble

- Three Bedroom Semi Detached
- Sought After Residential Area
- Dining Kitchen
- Garage, Driveway and Gardens
- Viewing Essential

£195,000



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Brinkburn Place

Amble NE65 0BJ

Located in a sought after residential area within walking distance to the town centre shops, cafes and restaurants and to Amble Harbour Village, an excellent size three bedroom semi detached property benefitting from enclosed gardens, driveway and garage. The property is well present throughout with a well appointed kitchen and bathroom. Briefly comprising to the ground floor: entrance porch, entrance hall, lounge through to dining room and dining kitchen. To the first floor from the landing there are three good sized bedrooms and a lovely bathroom with shower attachment over. Outside gardens extend to the front and the rear which are full of plants, shrubs and fruit trees and a driveway provides access to the single garage. Subject to all the usual consents the property could be extended over the garage to create further bedroom or living accommodation. Amble is a thriving harbour town with plenty of shopping and leisure amenities along with Little Shore Beach and Pier. Attracting all types of buyers to the town including young couples, growing families and the mature couples and retired, an early viewing of this superb property is strongly recommended. There are highly respected schools for children of all ages and regular bus transport links to the larger town of Alnwick, Morpeth and beyond. The nearest train station in Alnmouth provides excellent services to Newcastle, Edinburgh with connections throughout the country. The glorious sandy beach at Druridge Bay Country Park is just a short drive along the coastal road with a watersports lake and countryside walk and the pretty hamlet of Low Hauxley has a nature reserve with lakeside walks and the opportunity of sighting many bird species. An early viewing of this delightful property is strongly recommended.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE THROUGH TO DINING ROOM 22'9" (6.93m) max x 12'4" (3.76m) max

DINING KITCHEN 19'3" (5.87m) max x 8'10" (2.69m) max

CONSERVATORY 8'2" (2.48m) x 8'1" (2.46m)

LANDING

BEDROOM ONE 12'2" (3.71m) max x 12'2" (3.71m) into door recess

BEDROOM TWO 12'2" (3.71m) into door recess x 8'11" (2.72m) max

BEDROOM THREE 8'4" (2.54m) max x 7'5" (2.26m) max

BATHROOM

GARAGE AND DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The property is known to be on a coalfield and 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.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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: tbc

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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

