

## Brinkburn Place Amble

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

£285,000







## 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.



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

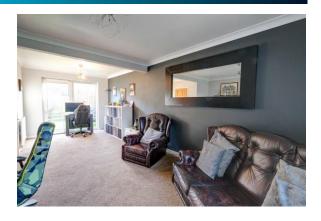
The property is known to be on a coalfield and "known/not known" to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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

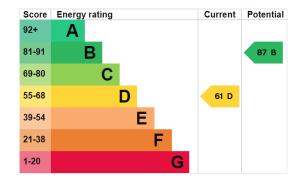
COUNCIL TAX BAND: B
EPC RATING: D

AM0004163/LP/LP/26022024/V.1









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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and 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 carrout electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

