



Brinkburn Place | Amble | NE65 0BJ

£230,000

Attractive linked semi-detached home in the heart of Amble, just moments from the town centre, schools and Morrisons.

Offering a good energy rating, three bedrooms, two reception rooms, conservatory, utility and downstairs W.C., plus a superb loft space with Velux windows and radiators.

With garage, extended driveway and gardens front and rear, this versatile property is perfect as a family home or coastal retreat.

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LINKED SEMI-DETACHED HOUSE

FREEHOLD

THREE BEDROOMS

NO ONWARD CHAIN

LIVING ROOM AND DINING ROOM

CONSERVATORY

GARAGE & GARDENS

UTILITY & DOWNSTAIRS W.C.

For any more information regarding the property please contact us today

5 Brinkburn Place, Amble, NE65 0BJ

Situated in the popular coastal town of Amble, this attractive linked semi-detached property offers versatile and well-presented accommodation, currently enjoyed as a successful second home and holiday-let, yet equally suited to comfortable family living.

Ideally positioned for convenient access to the town centre shops, Morrisons supermarket, and well-regarded local schools, the property combines practicality with lifestyle appeal in a sought-after seaside setting.

The accommodation briefly comprises a porch and hall, front living room that is flooded with natural light, a separate dining room ideal for entertaining, and a conservatory overlooking the rear garden. A well-appointed kitchen is complemented by a useful utility room and a convenient downstairs W.C., enhancing the home's functionality for everyday family life.

To the first floor are three well-proportioned bedrooms with either built-in or fitted wardrobes, and a family bathroom. Of particular note is the substantial loft space, thoughtfully enhanced with flooring, plastered walls, Velux windows and radiators.

Externally, the property benefits from gardens to both the front and rear, offering pleasant outdoor space for relaxation and recreation. A garage, extended driveway and ample off-street parking complete the package.

Offering flexibility, space and an enviable coastal location, this is a superb opportunity to acquire a well-maintained home in the heart of Amble by the Sea.

ENTRANCE PORCH

UPVC double-glazed windows | Double-glazed composite entrance door | Electric meter & courtesy light

HALL

UPVC double-glazed frosted glass entrance door | Radiator | Laminate floor | Delft-rack | Open staircase | Doors to living room & kitchen

LIVING ROOM 12' 9" x 12' 7" (3.88m x 3.83m)

UPVC double-glazed window | Radiator | Covings to ceiling | Laminate floor

KITCHEN 9' 2" x 9' 3" (2.79m x 2.82m)

Fitted wall & base units incorporating; 1.5 stainless steel sink, integrated gas hob with extractor hood & stainless steel splashback, double electric oven & integrated under-counter fridge

Wall mounted Worcester central heating boiler | Part-tiled walls | UPVC double-glazed window | Tiled floor | Doors to; dining room, hall & utility

DINING ROOM 9' 1" x 9' 5" (2.77m x 2.87m)

UPVC double-glazed door & window to conservatory | Radiator | Door to kitchen

CONSERVATORY 7' 1" x 10' 10" (2.16m x 3.30m)

UPVC double-glazed windows & door | Radiator | Tiled floor | Electric power sockets | Spotlights

UTILITY 8' 11" x 5' 6" (2.72m x 1.68m)

UPVC double-glazed external door to garden | Radiator | Fitted wall & base units | Space for dishwasher | Door to; W.C, garage & kitchen

W.C

Close coupled W.C | Wash-hand basin | Part-tiled walls | UPVC double-glazed frosted window | Mirrored vanity unit

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FIRST FLOOR LANDING

UPVC double-glazed window | Doors to; bedrooms, bathroom & door to attic space

BEDROOM ONE (front) 10' 0" x 10' 9" (3.05m x 3.27m)

UPVC double-glazed window | Radiator | Fitted wardrobes & dressing table | Storage cupboard

BEDROOM TWO (rear)

9' 11" plus door recess x 8' 10" (3.02m plus door recess x 2.69m)

UPVC double-glazed window | Radiator | Sliding door built-in wardrobe

BEDROOM THREE (front) 8' 6" x 7' 6" (2.59m x 2.28m)

UPVC double-glazed window | Radiator | Over stairs storage cupboard with hanging rail & shelf

BATHROOM

Double-ended bath with mixer tap & shower attachment | Fitted cabinets incorporating a W.C & wash-hand basin | Corner shower cubicle with wet wall panels & mains rainfall head shower with a separate handheld attachment | Shaver point | Chrome ladder style radiator | Fully tiled walls | Extractor fan | Ceiling downlights | UPVC double-glazed frosted window

ATTIC SPACE

18' 8" x 12' 7" with restricted head height (5.69m x 3.83m)

Accessed from the landing via a ladder style staircase | Double glazed Velux windows | Fitted cabinets & shelves | Radiator | Ceiling spotlights

GARAGE 16' 9" x 9' 3" (5.10m x 2.82m)

Up and over garage door | Gas meter | Electric fuse box | Light & power sockets

EXTERNALLY

Front garden mostly driveway | Lawn area & wall boundaries

Rear garden laid mainly to lawn | Decked area | Fenced boundaries | Garden shed, shrubs & bushes

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ALTERATIONS

The seller has advised that the conservatory was constructed prior to their purchase of the property and they do not hold documentation relating to its installation or any relevant approvals.

The seller has advised that they are not aware of building regulations approval in relation to works carried out to the attic area. This space is therefore considered to be storage space.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: Due to the property being a holiday let, small business rates currently apply.

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

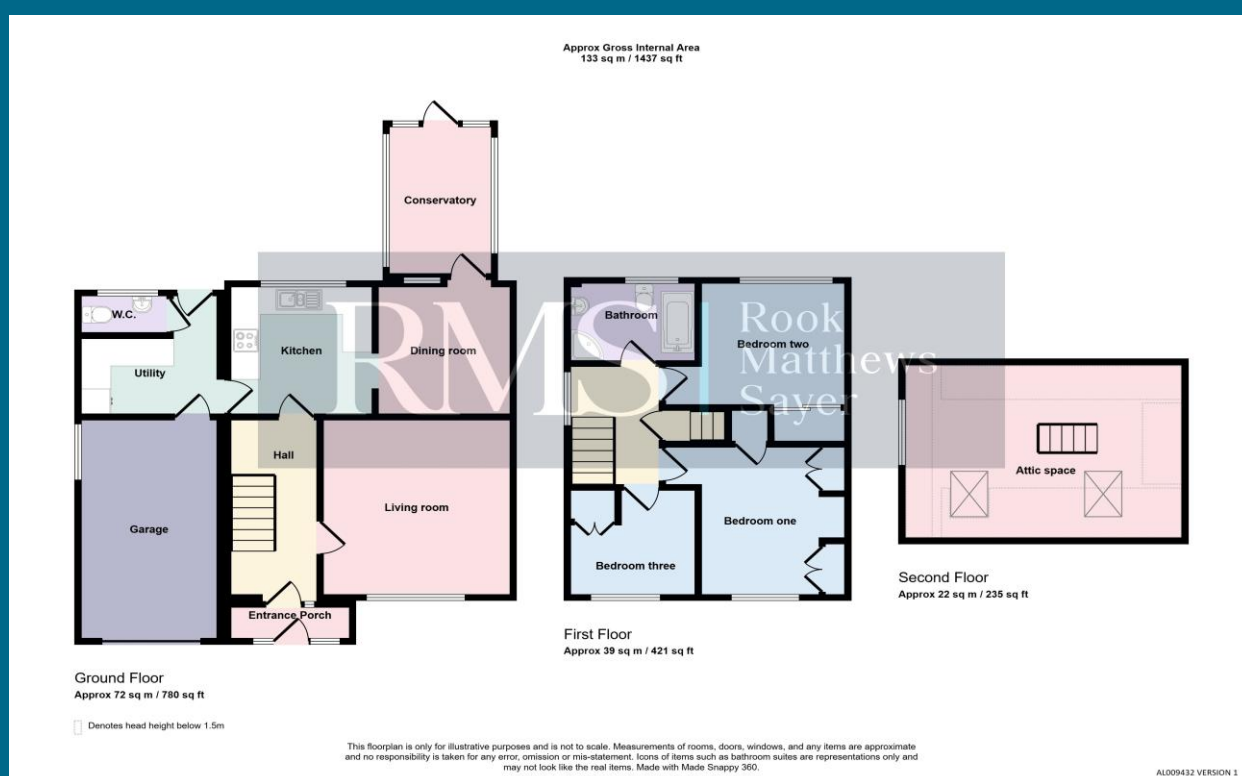


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.



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