



8 Brindles Manse

North Sunderland, Seahouses



8 Brindles Manse, North Sunderland, Seahouses, Northumberland, NE68 7WJ

Immaculate and beautifully presented, three bedroom stone built semi-detached house, with a lovely south easterly facing rear garden, block paved driveway & attached single garage - ideal as a main or holiday home, located close to Seahouses and the Northumberland coast.

A superb modern home, constructed in 2018 and upgraded by the current owners to a high specification throughout with; Karndean flooring to the ground floor, solid oak internal doors, quality fitted kitchen with Silestone work tops and integrated appliances, Villeroy and Boch sanitaryware with Grohe fittings to the bathroom and downstairs wc. The house benefits from a well stocked and landscaped rear garden, a single garage, driveway parking, zoned LPG gas central heating system to radiators, double glazing throughout, and solar panel to the garage roof for hot water.

Ground floor - Vestibule | Ground floor cloakroom/WC | Lovely sitting room with a 'Gazco' wall mounted remote control LED fire and an oak and glass balustrade staircase leading to the first floor | Glazed double doors open to the impressive kitchen/dining room | Fabulous kitchen/dining room, which extends across the rear of the property, fitted with a range of high gloss cabinets with Silestone work surfaces. Integrated appliances include electric hob and extractor, double oven, fridge freezer and 'Neff' integrated Dishwasher. There is ample space for table and chairs, and doors open to the rear garden and to the attached garage | Walk-in storage cupboard with lighting.





First floor - First floor landing | Excellent Master bedroom with a built in double door wardrobe and cupboard, and Velux window | Second double bedroom with fitted wardrobes with sliding doors & Velux window | Third single bedroom with Velux window | Contemporary tiled shower room with a large walk in shower, wash hand basin in a vanity unit and WC.

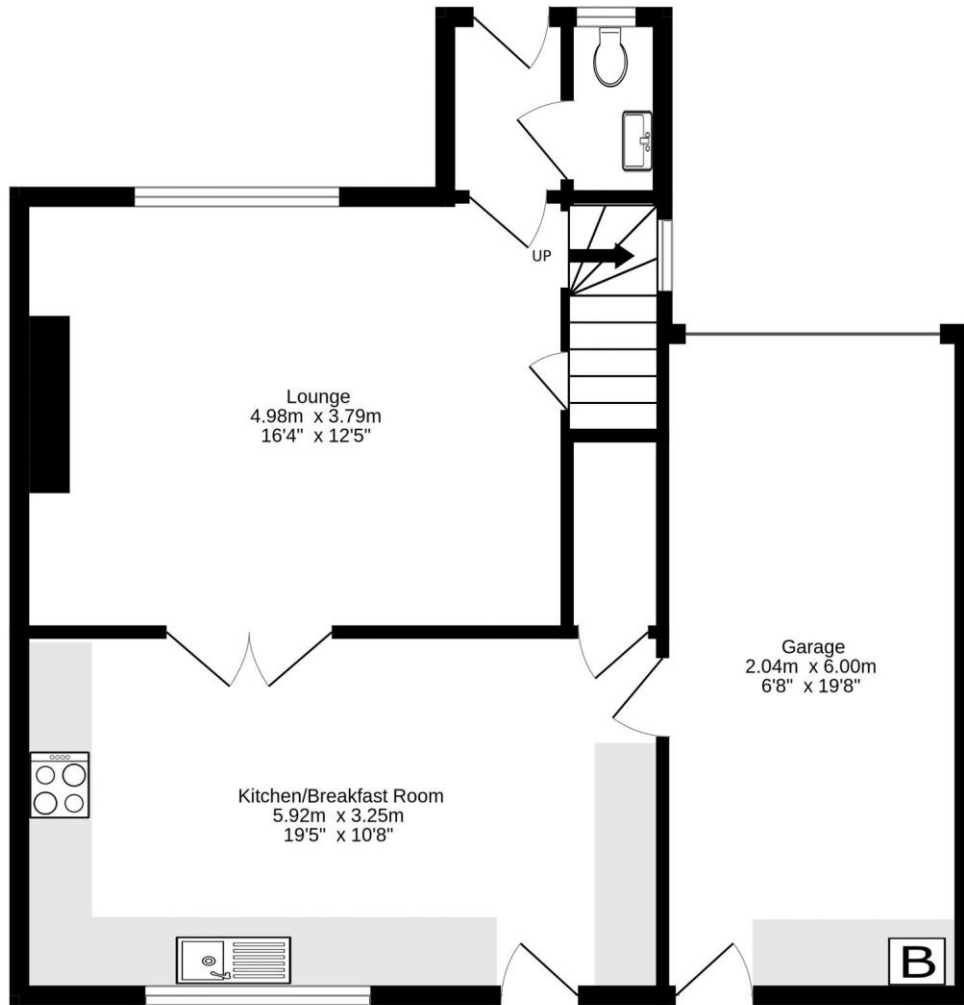
Externally - To the front of the property is an open garden area with surfaced driveway leading to the single garage, and side access to the rear | To the rear of the garage is a useful utility area, which is fitted with a work top and cabinets, with a sink and plumbing for a washing machine and tumble dryer | The garage has a solar panel to the roof which provides energy to the heat the hot water, and a remote controlled electric garage door | The rear garden is lawned with an attractive stone flagged patio and well stocked raised beds with timber sleepers.

Services: Mains Electric, Water & Drainage | LPG Heating | Tenure: Freehold | Council Tax: Band C | EPC: B | Brindles Manse Estate Management Company - £150 per annum to cover street lighting, common ground area, and private road.

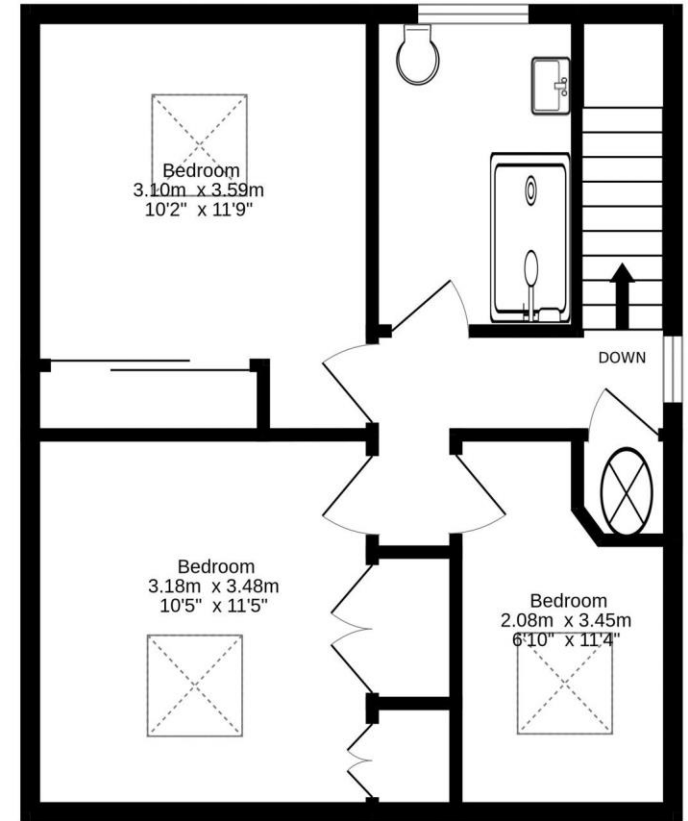
Price Guide: Offers Over £350,000



Ground Floor
60.3 sq.m. (650 sq.ft.) approx.



1st Floor
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 101.9 sq.m. (1097 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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