



Marden Terrace, Cullercoats



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £250,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM MAISONETTE SITUATED CENTRALLY WITHIN CULLERCOATS CLOSE TO THE SEAFRONT, SHOPS AND METRO STATION - NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious three/four bedroom maisonette located within this sought after area in Cullercoats. Benefitting from good size rooms set over two floors, offering versatile accommodation with great potential for anyone looking to enjoy living by the coast.

Briefly comprising: Communal entrance to a private hallway with stairs to the first floor split landing. This floor boasts two large reception rooms which both have high ceilings and decorative coving, one of these rooms could be utilised as a bedroom if required. The kitchen has fitted wall and base units which includes a gas hob and electric oven. The shower room comprises a step in shower, hand basin and W.C. This floor also has a bedroom which overlooks the front of the property. To the top floor landing is a built in storage cupboard, there are two double bedrooms and a room which could be utilised as a study/dressing room.

Externally to the rear is a shared yard.

Cullercoats is a popular residential area positioned close to the beautiful North East coastline. Set between Whitley Bay and Tynemouth, Cullercoats has good nearby schooling, wonderful beach offering an array of watersports and ease of access to the centre of Newcastle.

Communal Entrance

Private Hallway

Living Room

16'1" x 13'11"

Reception/Bedroom

14'6" x 13'7"

Kitchen

10'4" x 8'11"

Bedroom

9'11" x 6'10"

Shower Room

7'9" x 7'2"

Bedroom

13'3" x 9'7"

Bedroom

13'5" x 9'4"

Study

7'4" x 6'4"

Externally

To the rear is a shared yard.

Tenure

Leasehold

