



Newton Avenue, Cullercoats

GROUND FLOOR

1ST FLOOR



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		
(69-80)	C		
(55-68)	D	67	77
(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 £299,950

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN CULLERCOATS

Brannen & Partners welcome to the market this good sized three bedroom family home which is situated close to amenities and the seafront in Cullercoats. Offering two reception rooms, private gardens, garage and driveway parking.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a bay window overlooking the front of the property and a feature fireplace with an electric fire. The dining room also offers views to the front with a bay window and a door giving access to the front garden, there is a fireplace housing a gas fire. The kitchen/breakfast room has fitted units and a door out to the rear garden. To the first floor are three bedrooms, two of which are good sized doubles and one benefitting from fitted wardrobes. The bathroom comprises a corner bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a generous sized garden with a paved patio and decked seating area. To the front is a garden, driveway parking and a garage.

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, local shops and ease of access to the centre of Newcastle.

Entrance Hallway

Living Room
15'4" x 11'5"

Dining Room
12'8" x 11'7"

Kitchen/Breakfast Room
19'5" x 7'5"

Bedroom
11'5" x 11'5"

Bedroom
11'5" x 9'4"

Bedroom
7'11" x 7'10"

Bathroom
7'9" x 7'4"

Externally

Tenure
Freehold

