



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.  
Made with Metropix 6/2004.

# Seacrest Avenue, Cullercoats



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(55-68)	D		
(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.

Offers Over £375,000

## Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY WITH A WESTERLY FACING GARDEN SITUATED ONLY A SHORT WALK FROM THE SEAFRONT IN CULLERCOATS

We welcome to the market this good sized three bedroom semi detached property which is conveniently located close to amenities and the seafront in Cullercoats. Boasting two reception rooms, sunroom overlooking the Westerly facing garden and driveway parking with a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room features a fireplace with a gas fire and has a bay window overlooking the front of the property. To the rear is a second reception room which has sliding patio doors to the sunroom overlooking and accessing the rear garden. The kitchen/breakfast room has fitted wall and base units with space for a table and chairs, there is access to a handy utility room where there is a separate W.C. and hand basin.

To the first floor are three bedrooms, two of which are good sized doubles both benefitting from fitted wardrobes. The stylish bathroom comprises a bath, shower over, hand basin housed within a vanity unit and a heated towel rail. There is a separate W.C.

Externally to the rear is a well kept, low maintenance Westerly facing garden boasting mature colourful planting. To the front is a garden, driveway parking and a garage.

Cullercoats is a popular coastal village. There are excellent train links including the Metro as well as a good road link to the City Centre and fantastic schools nearby. The property is within easy reach of interesting shops in Whitley Bay Centre and Tynemouth Village with its array of shops, cafes, restaurants and beautiful beaches.

## Entrance Hallway

### Living Room

15'3" x 11'10"

### Dining Room

12'7" x 11'7"

### Sunroom

9'8" x 8'5"

### Kitchen/Breakfast Room

13'9" x 9'8"

### Utility Room

9'1" x 6'4"

### W.C.

### Bedroom

15'2" x 10'7"

### Bedroom

12'8" x 10'7"

### Bedroom

8'3" x 7'2"

### Bathroom

7'1" x 5'11"

### W.C.

### Externally

### Tenure

Freehold

