

GROUND 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	75	75
(69-80)	C		
(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	

Brannen & Partners



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John Street, Cullercoats



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 £129,950

Description

WELL PRESENTED TWO BEDROOM SECOND FLOOR FLAT SITUATED ONLY A STONE'S THROW FROM CULLERCOATS BAY

Brannen & Partners welcome to the market this well presented two bedroom second floor flat which is conveniently located close to the seafront and amenities in Cullercoats. Benefitting from good sized accommodation and a modern bathroom, this property is an ideal purchase for first time buyers, downsizers and buy to let investors.

Briefly comprising: Secure communal entrance with stairs to the second floor. The private hallway leads to all rooms and has three storage cupboards. The lounge/diner is a bright and airy room with two windows allowing plenty of light to fill the room, a feature fireplace houses an electric fire. The kitchen has fitted wall and base units, appliances include a double oven, gas hob and an extractor hood. There are two bedrooms, one of which benefits from fitted wardrobes providing additional storage. The modern bathroom comprises a bath, shower over and a fitted vanity unit housing a hand basin and W.C.

This property is ideally located close to the seafront, local shops, cafes and restaurants. It is also within walking distance to the Metro station in Cullercoats and Whitley Bay and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is a few minutes walk from the beach offering an array of watersports and activities.

Secure Communal Entrance

Private Hallway

Lounge/Diner

15'5" x 12'2"

Kitchen

10'8" x 8'7"

Bedroom

12'2" x 9'11"

Bedroom

13'9" x 6'0"

Bathroom

6'5" x 5'7"

Tenure

Leasehold

