



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 £280,000

Description

IMMACULATELY PRESENTED TWO BEDROOM TERRACED COTTAGE PERFECTLY SITUATED ON A PEDESTRIANISED STREET IN CULLERCOATS ONLY A STONE'S THROW FROM THE SEAFRONT AND AMENITIES - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this wonderful refurbished two bedroom terraced cottage situated in Cullercoats. Perfectly positioned on a quaint pedestrianised street only minutes from the seafront. Currently operating as an established holiday let offering a fantastic investment opportunity.

Briefly comprising: Entrance to a wonderfully bright and welcoming living room which overlooks the front of the property and features a partially vaulted ceiling with a Velux window. Stylishly designed with built in storage and shelving to the alcove and stripped floorboards flowing throughout the majority of the ground floor. An opening leads to a thoughtfully designed kitchen which benefits from a central island offering seating as well as storage. There are a good range of fitted units with wooden worktops, integrated appliances include a gas hob, electric oven and dishwasher. The dining area offers a bright and airy space with glazed double doors allowing plenty of light to fill the room as well as access out to the private yard. The good sized stylish bathroom comprises a free standing bath, separate walk in wet room style shower, hand basin, W.C and heated towel rail.

To the first floor are two double bedrooms, one of which boasts fitted wardrobes and offers a partial sea view.

Externally to the rear is a small private yard.

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

Entrance

Living Room
13'11" x 13'10"

Kitchen/Breakfast Room
14'1" x 12'8"

Dining Area
9'0" x 7'5"

Bathroom
7'11" x 7'3"

Bedroom One
11'10" x 8'7"

Bedroom Two
12'9" x 8'7"

Externally
To the rear is a private yard.

Tenure
Freehold

