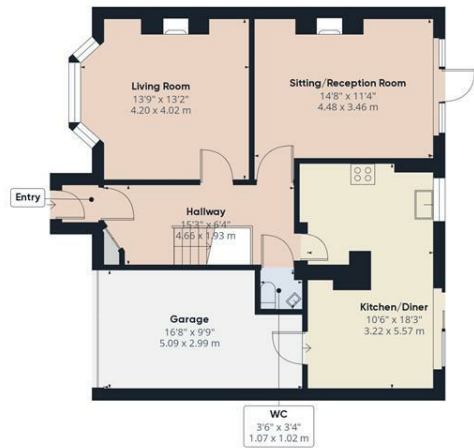




The Broadway, Cullercoats



Ground Floor



Floor 1

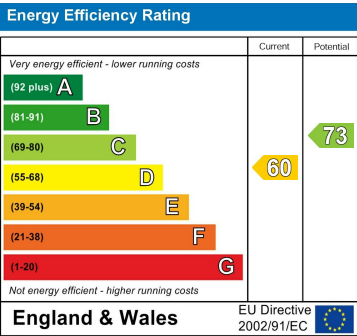
Approximate total area⁽¹⁾
1252.61 ft²
116.37 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 £375,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom semi detached family home situated within this highly sought after area in Cullercoats. Boasting two reception rooms, good sized accommodation, private garden and driveway parking with a garage.

Briefly comprising: Entrance vestibule to a welcoming hallway with a built in storage cupboard and stairs to the first floor. Overlooking the front of the property is the living room which features a multi fuel stove and a bay window with stylish fitted shutters. To the rear is a bright and airy spacious sitting room with a multi fuel stove, full height glazed windows offer views over the garden and a door opens out to a patio area within the garden. The well equipped kitchen/diner has fitted wall and base units, integrated appliances include a five ring gas hob, double oven, extractor fan, dishwasher and fridge/freezer. The dining area has sliding patio doors opening to the garden.

To the first floor are three good sized bedrooms, two of which are doubles and one benefits from an extensive range of fitted wardrobes providing additional storage. The family bathroom comprises a free standing bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden laid mainly to lawn and to the front is a lawn, block paved driveway and garage.

Cullercoats is a popular coastal village with a stunning coastline. 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 walking distance of interesting shops in Whitley Bay Centre and Tynemouth Village with its array of shops, cafes, restaurants and beautiful beaches.

Entrance Vestibule

Hallway

Living Room
13'9" x 13'2"

Sitting/Reception Room
14'8" x 11'4"

Kitchen/Diner
18'3" x 10'6"

W.C.

Bedroom One
14'0" x 11'10"

Bedroom Two
13'6" x 11'9"

Bedroom Three
8'0" x 7'10"

Bathroom
7'10" x 7'6"

Externally
Externally to the rear is a private garden laid mainly to lawn and to the front is a lawn, block paved driveway and garage.

Tenure
Freehold

