Brannen&Partners

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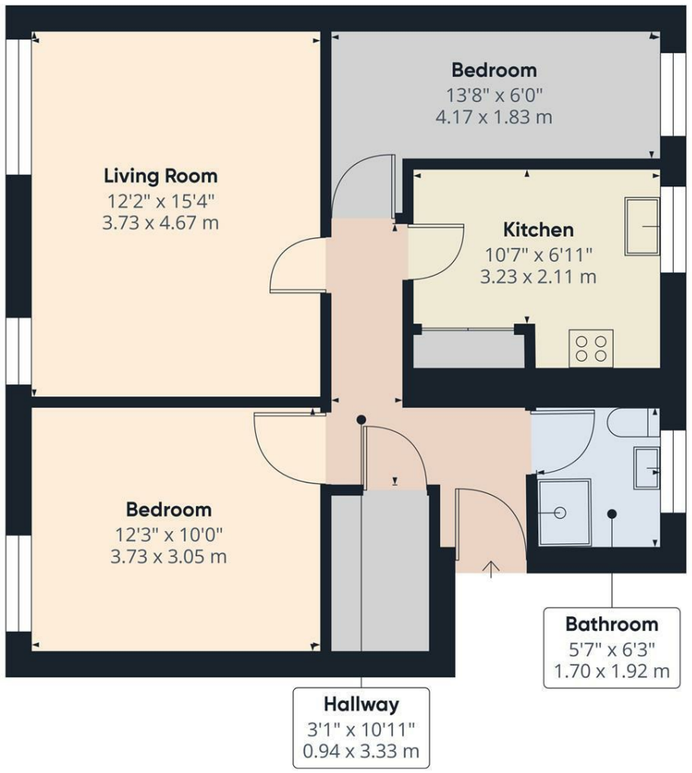
John Street, Cullercoats



Approximate total area(1)

617.2 ft²

57.34 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 are based on RICS IPMS.3C standard.

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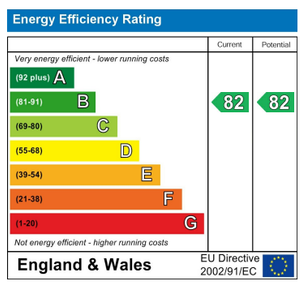


Important Information

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 £129,950

Description

MODERN FIRST FLOOR APARTMENT POSITIONED WITHIN THE SOUGHT AFTER LOCATION OF CULLERCOATS, A STONE'S THROW FROM THE SEAFRONT

Brannen & Partners welcome to the market this modern two bedroom first floor apartment, conveniently situated for accessing local amenities, the sea front and Cullercoats Metro station. Benefitting from two double bedrooms, considerable living space, contemporary kitchen and modern bathroom.

Briefly comprises: Secure communal entrance with stairs leading to first floor. On entry, the private hallway houses an integral storage cupboard, and access to all rooms.

To the rear of the property, the spacious living room enjoys plenty of natural light due to its west facing position and two large windows. Adjacent to this room, sits the primary bedroom benefitting from fitted wardrobes.

Moving to the front of the home, the second bedroom is positioned to the corner. Currently utilised as a workshop, the space is highly versatile. The contemporary kitchen is next, featuring a monochrome design of white high gloss cabinetry framed with granite effect worktops. Integral appliances include an eye level oven and electric hob, with designated space for further appliances.

With the advantage of a recently upgraded bathroom in a sleek modern design, this area comprises a walk in rainfall shower, bowl style vanity wash basin with storage beneath and integral WC. The space has been thoughtfully designed.

Externally, there are west facing communal gardens positioned to the rear.

Cullercoats is a popular coastal town and within close proximity to both Whitley Bay and Tynemouth. There is a vibrant array of shops, cafes and restaurants nearby as well as good local schools.

Communal Entrance

Private Hallway
3'1" x 10'11"

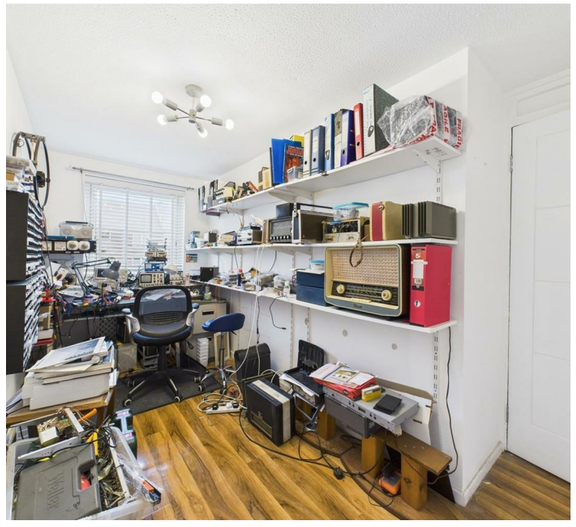
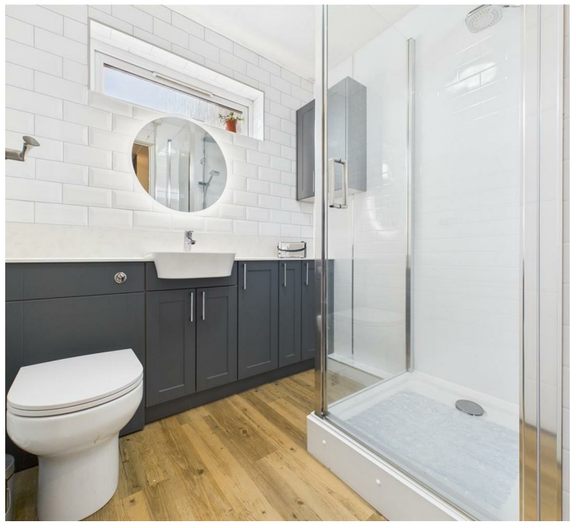
Living Room
12'2" x 15'3"

Kitchen
10'7" x 6'11"

Bedroom One
12'2" x 10'0"

Bedroom Two
13'8" x 6'0"

Bathroom
5'6" x 6'3"

Communal Rear Garden

Tenure
Leasehold