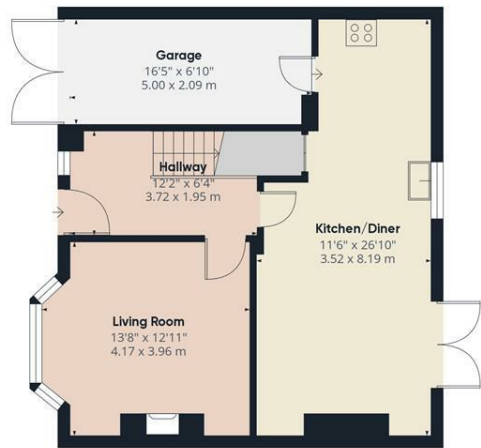




Foxton Avenue, Cullercoats



Ground Floor



Floor 1

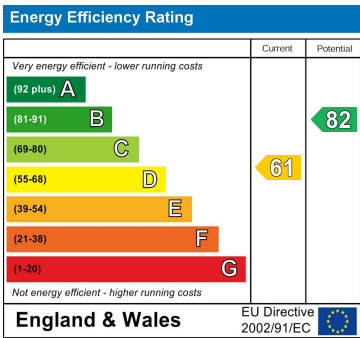
Approximate total area⁽¹⁾
1044.1 ft²
97 m²

(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.

Offers Over £375,000

Description

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE SEAFRONT IN CULLERCOATS

Brannen & Partners welcome to the market this immaculately presented three bedroom semi detached property, perfectly situated close to the seafront in Cullercoats as well being within walking distance to Whitley Bay. Boasting stylish interiors which includes newly fitted shutters, carpets, open plan kitchen/diner and westerly facing garden with a garage and driveway parking.

Briefly comprising: Entrance to a welcoming panelled hallway which flows to the first floor. To the front of the property is a tastefully designed living room which features an attractive fireplace housing a multi fuel stove and a bay window with stained glass and fitted shutters. Overlooking the rear garden is an impressive open plan kitchen/diner, thoughtfully configured to provide the perfect space for family living and entertaining friends. Modern fitted units and a peninsular offer plenty of storage as well as seating. Integrated appliances include a fridge, dishwasher, extractor fan and space for a freestanding Range style oven. A door offers access to the garage where there is plumbing for a washing machine.

To the first floor are three bedrooms, all beautifully decorated with newly fitted carpets. Two of the bedrooms are doubles in size and benefit from mirrored sliding wardrobes providing additional storage. The stylish family bathroom comprises a bath, separate shower, hand basin within a fitted vanity unit, W.C and heated towel rail.

Externally to the rear is a well maintained westerly facing garden, laid to lawn with a patio, timber shed and mature planting. To the front is a lawn, block paved driveway and garage.

Cullercoats is a popular residential area positioned close to the beautiful North East coastline. Set between Whitley Bay and Tynemouth, Cullercoats has good nearby schooling, local shops, cafes, restaurants, beautiful beach and ease of access to the centre of Newcastle.

Entrance Hallway

Living Room
13'8" x 12'11"

Kitchen/Diner
26'10" x 11'6"

Bedroom One
11'7" x 9'9"

Bedroom Two
11'6" x 9'9"

Bedroom Three
8'2" x 7'8"

Bathroom
8'2" x 7'7"

Externally
Externally to the rear is a well maintained westerly facing garden, laid to lawn with a patio, timber shed and mature planting. To the front is a lawn, block paved driveway and garage.

Tenure
Freehold

