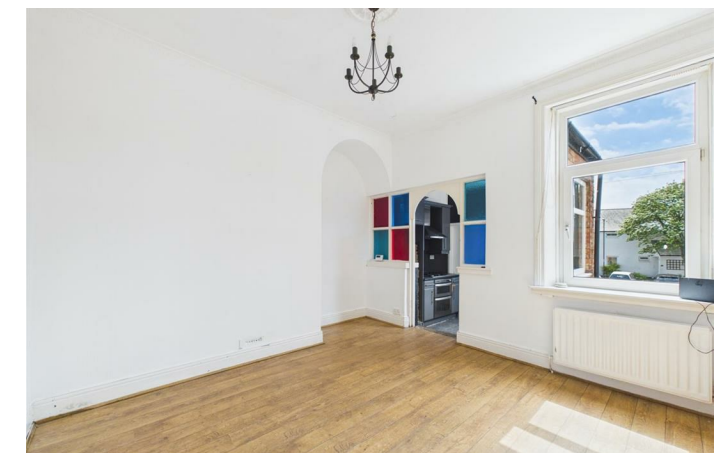
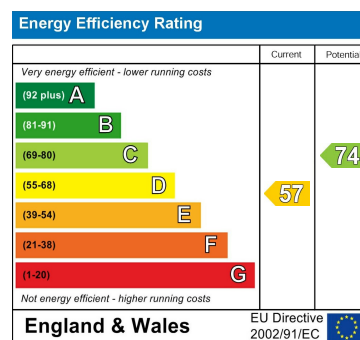




# Eskdale Terrace, Cullercoats



### 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 £190,000

## Description

SPACIOUS THREE BEDROOM UPPER MAISONETTE SHOWING FANTASTIC POTENTIAL SITUATED CLOSE TO THE SEAFRONT IN CULLERCOATS - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned three bedroom upper maisonette, conveniently located close to local shops, amenities and only a stone's throw from the beautiful Cullercoats Bay. Whilst in need of some modernisation, this property offers a versatile layout set over two floors and benefits from a newly installed boiler and a private rear yard.

Briefly comprising: Private entrance with stairs leading to the first floor landing.

Overlooking the front of the property is a generous sized bedroom, featuring high ceilings, decorative coving, ceiling rose, fireplace and a large bay window with views down towards the seafront. This room offers a versatile space and could be utilised as a lounge if preferred.

Towards the rear is the living room which gives access to the kitchen where stairs lead down to the private yard. Accessed from the living room is a further reception space which could be used as a dining room or study depending on your needs.

To complete this floor is the bathroom, comprising a bath with shower over, hand basin, W.C. and heated towel rail.

To the top floor landing are built in storage cupboards. There are two bedrooms on this floor, one in particular is generous in size with built in cupboards.

Externally to the rear is a private south facing yard.

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 is well placed for ease of access to major road links into the city centre and other coastal towns. The property is only minutes from the beach, offering an array of watersports and activities.

## Private Entrance Hallway

### Bedroom One/Lounge

15'10" x 12'4"

### Living Room

11'8" x 10'10"

### Dining Room/Study

9'9" x 7'9"

### Kitchen

8'1" x 7'9"

### Bathroom

7'8" x 5'9"

### Bedroom Two

19'6" x 10'9"

### Bedroom Three

9'10" x 6'11"

### Externally

Externally to the rear is a private south facing yard.

### Tenure

Leasehold

