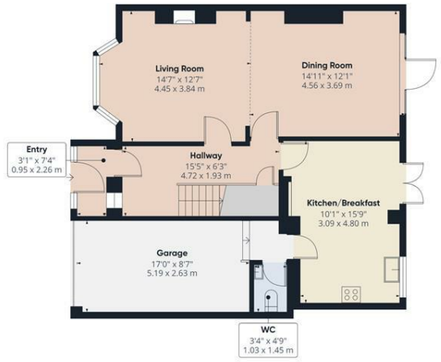
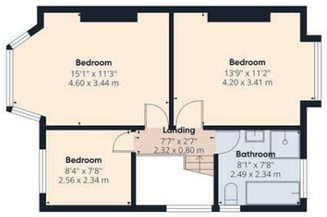
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The Broadway, Cullercoats



Ground Floor



Floor 1

Approximate total area(1)

1286 ft²

119.4 m²

(1) Excluding balconies and terraces

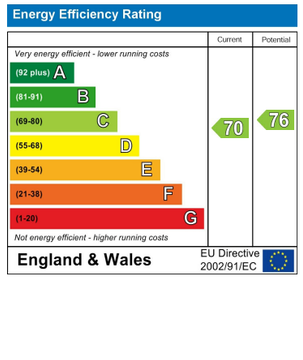
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 £460,000

Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED WITHIN THIS SOUGHT AFTER LOCATION IN CULLERCOATS OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this beautifully appointed three bedroom semi-detached property, positioned close to local shops and amenities in Cullercoats.

Briefly comprising: Entrance porch leading to an inviting hallway which gives access to ground floor rooms and stairs to the first floor. Offering views to the front of the property is a bright and airy living room, featuring a bay window and attractive fireplace housing a log effect gas stove. An opening leads through to the dining room which is flooded with natural light due to the full height glazed windows and door opening to the garden.

The well equipped kitchen/breakfast room has a good range of fitted wall and base units with silestone worktops and a peninsular providing seating. Integrated appliances include a Bosch oven, five ring gas hob, extractor hood, fridge/freezer and plumbing for a dishwasher. French doors offer access out to a decked patio within the rear garden. A convenient W.C. can be accessed from the garage and benefits from underfloor heating.

To the first floor are three bedrooms and family bathroom. All bedrooms benefit from fitted wardrobes providing ample storage, two of the bedrooms are generous doubles. The fully tiled bathroom has underfloor heating and comprises a bath, separate walk in shower, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a well maintained landscaped garden. A raised composite decked area offers an ideal space for outdoor seating and entertaining, which steps down to a well-maintained lawn bordered by mature shrubs and fencing. A timber summer house and shed provide useful storage. To the front is a 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 Porch

Hallway

Living Room
14'7" x 12'7"

Dining Room
14'11" x 12'1"

Kitchen/Breakfast
15'8" x 10'1"

W.C.

Bedroom One
15'1" x 11'3"

Bedroom Two
13'9" x 11'2"

Bedroom Three
8'4" x 7'8"

Bathroom
8'2" x 7'8"

Externally
Externally to the rear is a well maintained landscaped garden. A raised composite decked area offers an ideal space for outdoor seating and entertaining, which steps down to a well-maintained lawn bordered by mature shrubs and fencing. A timber summer house and shed provide useful storage. To the front is a block paved driveway and garage.

Tenure
Freehold











