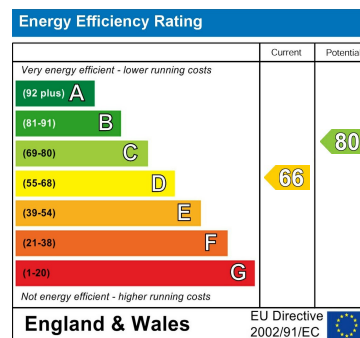




Front Street, Earsdon



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 £350,000

Description

CHARMING TWO BEDROOM STONE COTTAGE WITH A GARAGE SITUATED WITHIN THE SOUGHT AFTER AREA OF EARSDON VILLAGE OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this deceptively spacious two bedroom cottage with a garage, positioned within the heart of Earsdon Village. Boasting original features, sash windows, well proportioned rooms, modern shower room, private gardens and detached garage.

Briefly comprising: Entrance directly to the well proportioned living room where stairs lead to the first floor. Overlooking the front of the property is a double glazed sash window, a log burning stove sits within the stone fireplace and an archway leads to the dining room. Offering views over the rear garden is the dining room, a door offers access to a well equipped kitchen where a good range of fitted wall and base units provide storage. Integrated appliances include a double oven, gas hob, extractor fan, fridge/freezer and plumbing for a washing machine. An inner lobby from the dining room leads to a separate W.C. and a door out to the rear garden.

To the first floor are two double bedrooms and shower room. Both bedrooms benefit from fitted wardrobes providing additional storage. The bedroom to the front is particularly generous in size with two double glazed sash windows. Finally to complete the first floor is a stylish fully tiled shower room, comprising a large walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail.

Externally to the rear is a private paved garden with a timber summer house, a gate gives access to the rear where the garage is located, benefitting from a remote electric door. To the front is a well maintained garden providing a pleasant seating area with mature shrubs and planting.

Earsdon is a popular residential area offering peace and tranquillity whilst remaining connected to everything the coast has to offer, including proximity to excellent nearby schools and ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle City centre and other coastal towns.

Entrance

Living Room
19'2" x 16'10"

Dining Room
13'10" x 9'5"

Kitchen
9'4" x 9'4"

W.C.

Bedroom One
15'11" x 13'1"

Bedroom Two
12'9" x 9'9"

Shower Room
9'9" x 6'0"

Externally

Externally to the rear is a private paved garden with a timber summer house, a gate gives access to the rear where the garage is located, benefitting from a remote electric door. To the front is a well maintained garden providing a pleasant seating area with mature shrubs and planting.

Garage

Tenure
Freehold

