Brannen&Partners

www.brannen-partners.co.uk

Hatherton Avenue, Cullercoats





Ground Floor





Floor 1

Approximate total area(1)

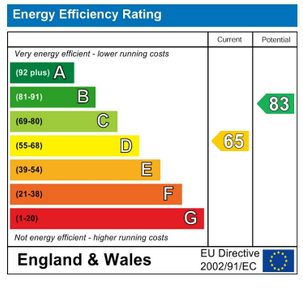
1384 ft²

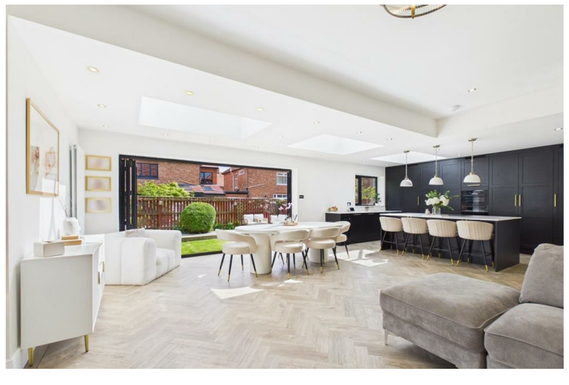
128.9 m²

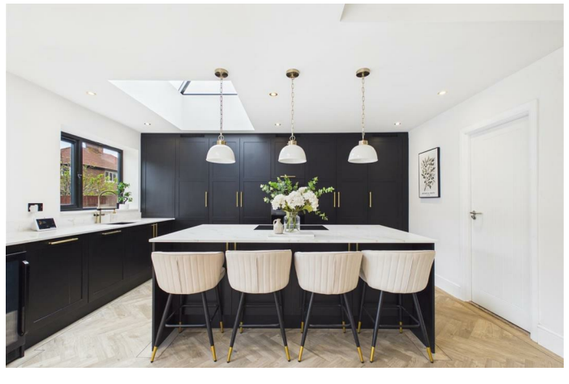
(1) Excluding balconies and terraces

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 £450,000

Description

FULLY REFURBISHED AND STYLISHLY EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS

Brannen & Partners are delighted to bring to the market this fully refurbished and extended stylish three bedroom semi detached home located in Cullercoats. Boasting immaculate interiors, wonderful open plan living, luxurious bathroom, private garden, garage and driveway parking.

Briefly comprising: Entrance to an inviting hallway, LVT flooring flows through to the kitchen/diner and concealed storage is built within the staircase. The beautifully presented living room offers a comfortable space featuring a bay window overlooking the front of the property, a contemporary media wall has space for a TV and houses an inset remote electric fire. The alcoves benefit from built in storage and shelving.

Moving though to the rear of the property is an impressive open plan kitchen/diner/family room, perfect for family living and entertaining friends. The bi-folding doors and vaulted ceiling with Velux windows allow plenty of light to fill the room. The kitchen is well equipped with modern wall and base units including an island providing storage and seating with Quartz worktops. High quality integrated appliances include an induction hob with downdraft extractor, double oven, dishwasher, full height fridge and freezer, Blanco tap and wine fridge. The seating area has an attractive fireplace housing a Bioethanol stove offering a cosy space. A separate W.C. is accessed from the hallway.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles, one of which benefits from fitted wardrobes providing additional storage. The luxurious bathroom is fully tiled and comprises a freestanding bath, walk in shower, hand basin within a vanity unit, W.C. and heated towel rail.

To the rear is a private garden laid to lawn with a paved patio area. Whilst, to the front is a lawned garden aside driveway parking and a garage.

Cullercoats is a popular coastal village, boasting a beautiful beach, cafes and restaurants. 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 easy reach of independent shops in Whitley Bay Centre and Tynemouth Village with its array of shops, cafes, restaurants and stunning beaches.

Entrance Hallway

Living Room
13'9" x 11'8"

W.C.

Kitchen/Diner/Family Room
29'6" x 20'0"

Bedroom One
11'8" x 10'8"

Bedroom Two
11'8" x 11'5"

Bedroom Three
8'2" x 5'8"

Bathroom
8'1" x 7'6"

Externally
To the rear is a private garden laid to lawn with a paved patio area. To the front is a garden ,driveway parking and a garage.

Tenure
Freehold











