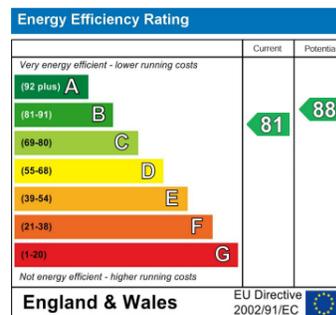




# John Street, Cullercoats



**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.

Price Guide £325,000

## Description

WELL PROPORTIONED FOUR BEDROOM TERRACED PROPERTY SITUATED CENTRALLY WITHIN CULLERCOATS ONLY MINUTES FROM THE SEAFRONT

We welcome to the sales market this deceptively spacious four bedroom terraced property conveniently located close to local shops, amenities and the seafront in Cullercoats. Offering two reception rooms, four bedrooms and private yard.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor with an understairs cupboard. The living room overlooks the front of the property and features decorative coving and a fireplace housing an electric fire. To the rear is a second reception room, this versatile space can be used as a further lounge or dining room. The kitchen has fitted wall and base units which includes an electric hob, oven and space for a fridge, freezer and plumbing for a washing machine. An inner lobby off the kitchen gives access to a separate W.C and a door out to the rear yard.

To the first floor are four bedrooms, two of which are doubles in size and benefit from fitted sliding wardrobes. The family bathroom comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a private yard offering a pleasant seating area.

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.

## Entrance Hallway

**Living Room**  
17'7" x 13'4"

**Reception/Dining Room**  
21'9" x 11'10"

**Kitchen**  
12'10" x 7'4"

**W.C.**

**Bedroom One**  
16'10" x 10'1"

**Bedroom Two**  
12'0" x 7'5"

**Bedroom Three**  
8'1" x 7'5"

**Bedroom Four**  
8'1" x 6'10"

**Bathroom**  
8'11" x 7'4"

## Externally

To the rear is a private yard offering a pleasant seating area.

**Tenure**  
Freehold

