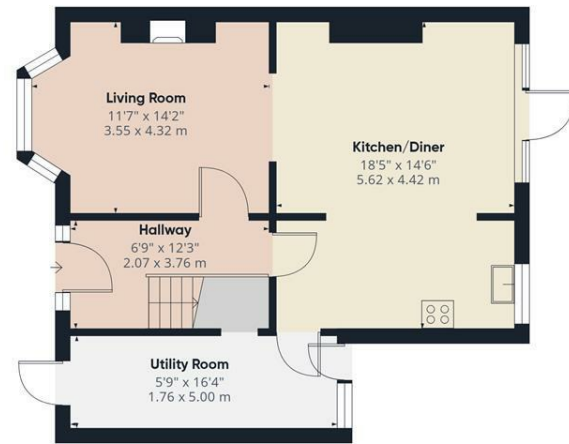




## Seacrest Avenue, Cullercoats



Ground Floor



Floor 1

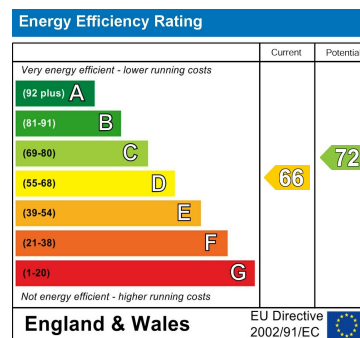


Approximate total area<sup>(1)</sup>  
1018 ft<sup>2</sup>  
94.4 m<sup>2</sup>

(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

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH A WESTERLY FACING GARDEN SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS

Brannen & Partners welcome to the market this well presented three bedroom semi detached family home, conveniently located close to amenities and the seafront in Cullercoats. Benefitting from open plan living, stylish interiors, westerly facing private garden and double driveway parking.

Briefly comprising: Entrance into a welcoming hallway. To the front is the living room, offering a comfortable space with a bay window and fireplace housing a log effect gas fire.

An opening leads to the spacious kitchen/diner, an island offers storage and seating as well as fitted wall and base units with wooden worktops and a Belfast sink. Integrated appliances include a gas hob, electric oven, extractor fan, dishwasher and space for a freestanding fridge/freezer. Floor to ceiling windows and a glazed door allow plenty of light to fill the room as well as access out to the patio within the rear garden. A handy utility room provides additional storage, plumbing for a washing machine and access to the front of the property and rear garden.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are generous sized doubles and the stylish bathroom comprises a freestanding bath, separate walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a very private westerly facing garden, timber decking and paved patio areas offer an attractive seating space along with mature planting within the borders. To the front is a double driveway with an EV point.

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**  
14'2" x 11'7"

**Kitchen/Diner**  
18'5" x 14'6"

**Utility Room**  
16'4" x 5'9"

**Bedroom One**  
14'8" x 10'7"

**Bedroom Two**  
11'11" x 10'8"

**Bedroom Three**  
9'7" x 7'8"

**Bathroom**  
8'5" x 7'8"

## Externally

Externally to the rear is a very private westerly facing garden, timber decking and paved patio areas offer an attractive seating space along with mature planting within the borders. To the front is a double driveway with an EV point.

**Tenure**  
Freehold

