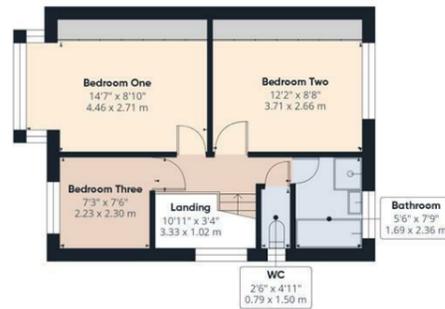




Keswick Drive, Cullercoats



Ground Floor



Floor 1



Approximate total area¹⁾
 1127 ft²
 104.7 m²

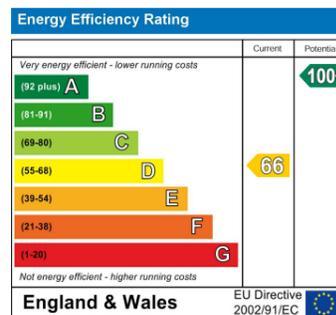
Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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 £340,000

Description

SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN A QUIET CUL-DE-SAC IN CULLERCOATS

Brannen and Partners are delighted to bring to the market this well proportioned three bedroom semi detached property within a quiet cul-de-sac in Cullercoats. Boasting open plan living, three bedrooms and private garden to the rear, the property is complete with a driveway and garage providing off road parking.

Briefly comprising: Entrance porch providing ample storage leads into a welcoming hallway giving access to the ground floor rooms and stairs to the first floor.

The lounge features a bay window overlooking the front of the property and a fireplace housing a log-burning stove. To the rear is a bright and airy open-plan kitchen/diner/family room, ideal for modern family living and entertaining, with views over the garden.

The kitchen is equipped with an integrated fridge freezer, electric hob, extractor fan, AEG combi microwave and electric grill and a separate AEG integrated fan oven. A breakfast bar provides seating and additional storage. There is access to the rear garden and the garage, which has a roller shutter door. A downstairs WC completes the ground floor.

To the first floor are three bedrooms, two of which are good sized doubles both with fitted wardrobes, with the third currently used as a home office. The family bathroom comprises a jacuzzi bath, separate shower cubicle, hand basin and a heated electric towel rail. A separate W/C sits adjacent.

Externally, the property boasts a wonderful rear garden featuring a raised decking area and a pond. To the front there is driveway parking and a garage. The property further benefits from solar panelling and electric heating.

Ideally situated between the popular coastal towns of Whitley Bay and Tynemouth, the property is well located for local transport and road links to the City Centre and beyond. Cullercoats offers a range of local shops, a beautiful beach, cafés and restaurants, with highly regarded schooling nearby.

Porch

8'6" x 4'0"

Hallway

15'8" x 6'2"

Lounge

14'4" x 12'0"

Kitchen/Living Area

27'5" x 8'2"

Downstairs W/C

5'4" x 2'5"

Garage

16'6" x 8'0"

Landing

10'11" x 3'4"

Bedroom One

14'7" x 8'10"

Bedroom Two

12'2" x 8'8"

Bedroom Three

7'6" x 7'3"

Bathroom

7'8" x 5'6"

W/C

4'11" x 2'7"

Rear Garden

Freehold

