Brannen&Partners

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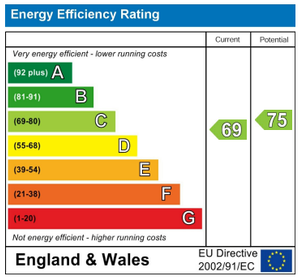
# Wansbeck Avenue, Cullercoats




# Price Guide £325,000

**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.

## Description

EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ONLY MINUTES FROM THE SEAFRONT IN CULLERCOATS

Brannen & Partners bring to the market this extended three bedroom semi detached property showing fantastic potential, situated within this sought after area in Cullercoats. Benefitting from two reception rooms, private westerly facing garden and driveway parking.

Briefly comprising: Entrance porch to the hallway leading to all rooms and stairs to the first floor.

Overlooking the front of the property is a well proportioned living room, featuring a fireplace, bay window and double doors accessing the extended lounge/diner. Offering a generous amount of space with views over the rear garden and double doors opening out.

The kitchen has fitted wall and base units which includes an integrated gas hob and oven. A handy utility room provides additional storage as well as plumbing for a washing machine. A convenient W.C. is accessed from the entrance hallway.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size, one of which benefits from fitted sliding wardrobes. The bathroom comprises a bath, separate step in shower, hand basin and W.C.

Externally to the rear is a private westerly facing garden laid to lawn with a decked area and timber storage sheds. To the front is driveway parking and a garage offering storage.

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 Newcastle City centre and other coastal towns. The property is a stone's throw from the beach offering an array of watersports and activities.

**Entrance Porch**

**Hallway**

**W.C.**

**Living Room**
17'3" x 12'0"

**Lounge/Diner**
22'8" x 13'8"

**Kitchen**
13'0" x 9'6"

**Utility Room**
8'7" x 4'9"

**Bedroom One**
13'10" x 8'7"

**Bedroom Two**
12'2" x 10'8"

**Bedroom Three**
7'10" x 7'4"

**Bathroom**
7'10" x 7'9"

**Externally**
Externally to the rear is a private westerly facing garden laid to lawn with a decked area and timber storage sheds. To the front is driveway parking and a garage offering storage.

**Tenure**
Freehold