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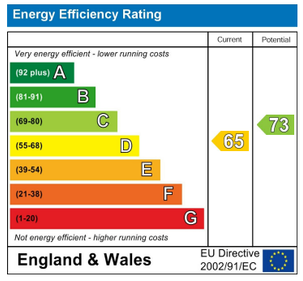
# Grange Close, Cullercoats










**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.

## Offers Over £499,950

## Description

SPACIOUS THREE BEDROOM BUNGALOW BOASTING TWO RECEPTION ROOMS, LARGE PRIVATE REAR GARDEN, GARAGE AND DOUBLE DRIVEWAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom bungalow positioned on a quiet cul-de-sac, offering generous living accommodation throughout. Boasting two spacious reception rooms, three bedrooms with fitted wardrobes, an en suite, a substantial rear garden, garage and double driveway parking,

Briefly comprising; entrance porch leading into a welcoming hallway which gives access to all rooms.

Overlooking the front elevation is a generously sized living room, featuring a large bay window and an attractive fireplace housing a gas fire as a focal point.

To the rear is a spacious second reception room, offering another versatile living space with a feature fireplace housing a gas fire and double patio doors opening out to the rear garden.

The well equipped kitchen includes a good range of fitted wall and base units. Integrated appliances comprise a gas hob, oven, grill, extractor fan, fridge and two separate freezers, alongside plumbing for a washing machine. A rear window enjoys a pleasant outlook over the garden, with a door providing direct external access.

An inner hallway leads to three bedrooms, an ensuite, the main bathroom and internal access to the garage.

To the front is a bright bedroom featuring a bay window and fitted wardrobes. Two further bedrooms are positioned to the rear, both benefitting from fitted wardrobes. One of the rear bedrooms boasts an en-suite comprising a step-in shower cubicle with overhead shower, hand wash basin, W.C., heated towel rail and window.

The main bathroom includes a shower cubicle with overhead shower, hand wash basin, W.C. and heated towel rail.

Externally, the property benefits from an impressive, large rear garden laid mainly to lawn with patio areas ideal for outdoor seating. A side gate provides convenient access to the front, where there is a double driveway offering off street parking.

The garage features an electric garage door to the front and an additional door giving access directly to the rear garden.

Cullercoats is a popular residential area positioned close to the beautiful North East coastline. Set between Whitley Bay and Tynemouth, Cullercoats has good amenities and ease of access to the centre of Newcastle. There are highly regarded schools nearby and fantastic beaches within walking distance.

**Porch**
5'1" x 3'11"

**Hallway**
11'0" x 5'10"

**Living Room**
14'7" x 12'4"

**Second Reception Room**
20'6" x 12'4"

**Kitchen**
17'6" x 8'10"

**Inner Hallway**
26'9" x 3'0"

**Bedroom**
14'5" x 12'4"

**Bedroom**
9'3" x 8'10"

**Bedroom**
11'9" x 8'9"

**En Suite**
6'5" x 6'1"

**Bathroom**
8'0" x 7'0"

**Garage**
16'2" x 10'3"

**Rear Garden**

**Double Driveway**

**Tenure**
Freehold











