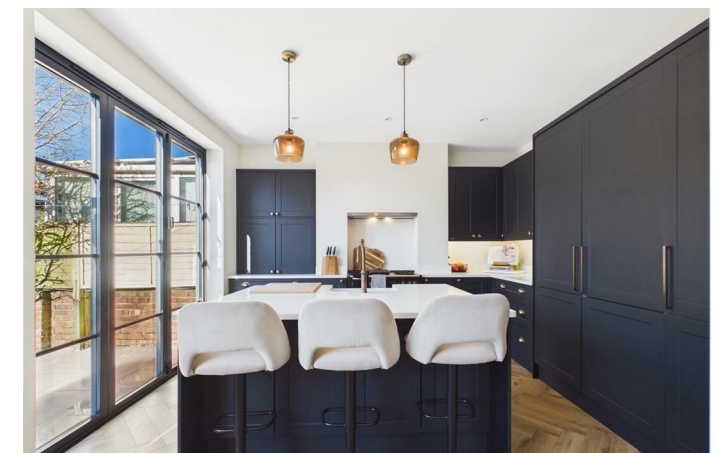
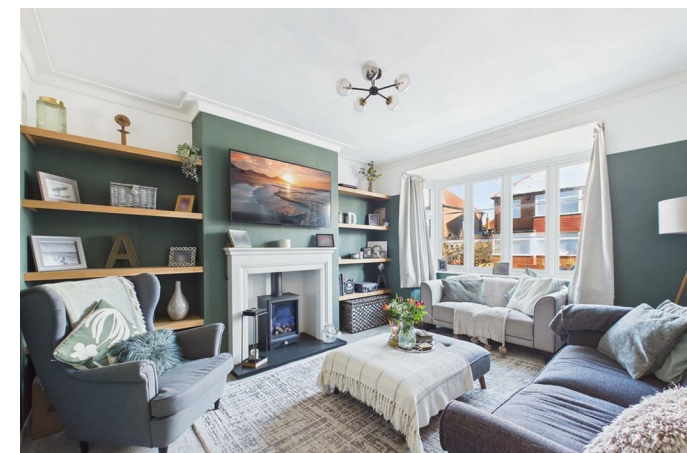
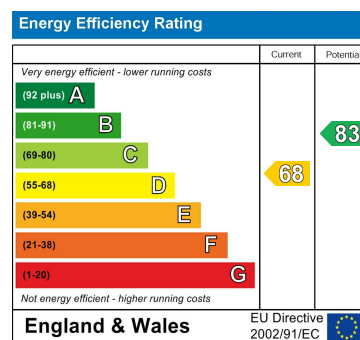




## Silloth Place, Cullercoats



### 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 £425,000

## Description

\*\*\* BEST & FINAL OFFERS BY 11AM ON MONDAY 2ND MARCH 2026\*\*\*

FULLY REFURBISHED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS

Brannen & Partners are delighted to welcome to the market this wonderful three bedroom property which has been fully refurbished throughout, situated in Cullercoats only minutes from the seafront. Boasting stunning interiors, stylish open plan kitchen/diner, westerly facing garden with summer house/home office, driveway parking and garage. Must be seen to appreciate the standard of finish.

Briefly comprising: Entrance to an inviting hallway giving access to ground floor rooms and stairs to the first floor. Stylish LVT flooring flows through to the open plan kitchen/diner. Overlooking the front of the property is a tastefully designed living room, featuring a box bay window and an attractive fireplace housing a log effect gas stove.

The stunning kitchen/diner/family room offers a wonderful space, perfect for family living and entertaining friends. There are a set of double doors, a large oriel window with seating and bi-fold doors opening out to a patio area, allowing plenty of light to fill the room. The kitchen area has a good range of fitted wall and base units with quartz worktops, a central island provides storage as well as seating and houses a Belfast sink and dishwasher. Integrated appliances include a full height fridge and freezer, extractor fan, space for a Range style oven and a Quooker hot tap. A handy utility room provides additional storage, Belfast sink and plumbing for a washing machine and tumble dryer, with a door leading to the garage. A separate W.C. is accessed from the hallway.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles and both benefit from fitted wardrobes. The modern bathroom comprises a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a well maintained westerly facing garden, paved patio, lawn and a summer house which is being utilised as a home office, benefitting from electrics and underfloor heating. To the front is a double block paved driveway with garage and an EV charging point.

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.

## Entrance Hallway

### Living Room

15'6" x 12'7"

### Kitchen/Diner/Family Room

26'4" x 12'7"

### Utility Room

6'4" x 5'7"

### W.C.

### Bedroom One

15'5" x 9'4"

### Bedroom Two

12'7" x 9'6"

### Bedroom Three

7'6" x 7'4"

### Bathroom

8'5" x 7'5"

### Externally

Externally to the rear is a well maintained westerly facing garden, paved patio, lawn and a summer house which is being utilised as a home office which benefits from electrics and underfloor heating. To the front is a double block paved driveway with garage and an EV point.

### Tenure

Freehold

