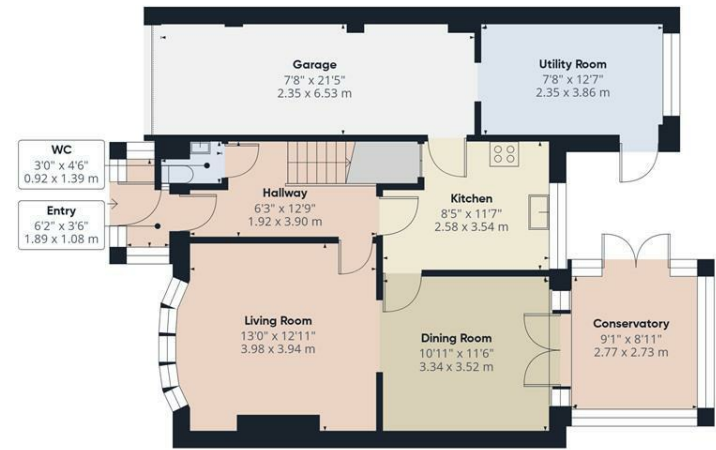
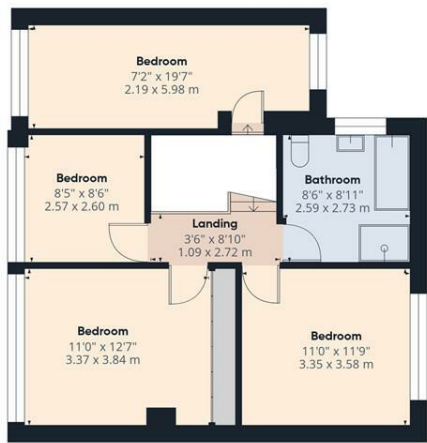




Farringdon Road, Cullercoats



Ground Floor



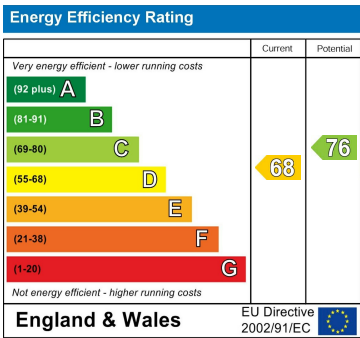
Floor 1

Approximate total area<sup>(1)</sup>  
1468 ft<sup>2</sup>  
136.4 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.

Price Guide £360,000

Description

BRIGHT AND SPACIOUSLY EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY POSITIONED UPON A HIGHLY SOUGHT AFTER ESTATE - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen and Partners are delighted to welcome to the market this bright and spacious four bedroom semi-detached property, benefitting from good sized accommodation, enclosed front and rear gardens and driveway parking with garage.

Briefly comprising: Entrance porch leading into the spacious hallway, presenting stairs to the first floor and access to all principal rooms of the ground floor. This space benefits from a downstairs toilet.

Positioned to the front of the home, the bright and inviting living space houses a feature fireplace with gas fire, as well as an original picture bay window overlooking the front of the property, flooding the space with natural light. A partition connects to the dining room, providing an ideal second reception space, which leads to both the kitchen and conservatory.

To the rear, the conservatory provides a tranquil setting overlooking the garden, accessed through French doors.

Passing back through the dining room, the practical kitchen also overlooks the rear garden and gives access to the garage and hallway. Benefitting from a good range of wall and base units, the kitchen also provides integral appliances of an extractor hood, oven and hob, as well as an integral pantry and under counter space for further appliances. Incorporated within the garage, is a handy utility area with plumbing and appliance space for a washing machine and tumble dryer.

To the first floor, the T shaped landing allows access to the four good size bedrooms, three of which are doubles, as well as the family bathroom. The principal bedroom is positioned to the front of the home, and has fitted wardrobes. Situated to the rear of the property, the sizeable family bathroom is partially tiled, with an integral bath, separate shower cubicle, WC and pedestal wash basin.

Externally to the rear, is an enclosed garden with access to the garage. Furnished with an initial patio, mature shrub borders and ample lawn, the garden is framed with a secure fenced boundary. To the front is a small lawn, aside driveway parking and a garage.

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 Porch  
6'2" x 3'6"

Hallway  
6'3" x 12'9"

WC  
3'0" x 4'6"

Living Room  
13'0" x 12'11"

Dining Room  
10'11" x 11'6"

Conservatory  
9'1" x 8'11"

Kitchen  
8'5" x 11'7"

Utility Room  
7'8" x 12'7"

Landing  
3'6" x 8'11"

Bedroom One  
11'0" x 12'7"

Bedroom Two  
10'11" x 11'8"

Bedroom Three  
8'5" x 8'6"

Bedroom Four  
7'2" x 19'7"

Bathroom  
8'5" x 8'11"

Garage  
7'8" x 21'5"

Front & Rear Gardens

Tenure  
Freehold

