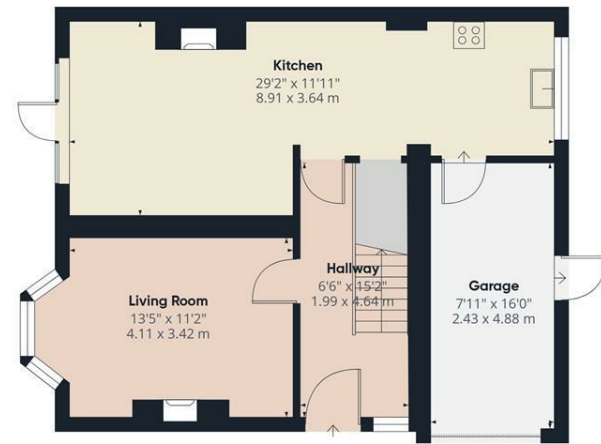
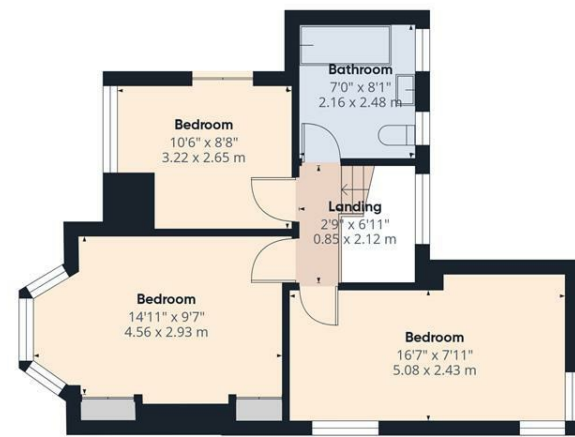




# Houghton Avenue, Cullercoats



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1128 ft<sup>2</sup>  
105 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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 £320,000

## Description

**\*\*Best and Finals - Thursday 29th April 11am\*\***

SHOWING FANTASTIC POTENTIAL IS THIS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A CORNER PLOT WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS, ONLY A SHORT WALK TO THE METRO STATION AND SEAFRONT

We welcome to the market this well proportioned three bedroom semi detached property, conveniently located close to local shops, amenities and seafront in Cullercoats. Benefitting from open plan living, newly fitted bathroom, gardens to the front and side with a garage and driveway parking.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. The living room is a bright and airy space, featuring a bay window allowing plenty of light to fill the room, an attractive fireplace, built in alcove shelving and storage. The open plan kitchen/diner offers a dual aspect and provides a sociable space ideal for family living, a door from the dining area opens out to the front garden. A further door from the kitchen leads to the garage where there is access to a small private yard.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles, one of which has built in fitted wardrobes providing additional storage. The newly fitted bathroom is stylishly designed comprising a bath with shower over, hand basin, W.C. and heated towel rail.

This property sits on a generously proportioned corner plot, benefitting from gardens to the front and side, as well as a small yard, driveway parking and a garage.

Cullercoats is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is a short walk to the seafront and within easy reach of Whitley Bay and Tynemouth with its array of shops, cafes, restaurants. and attractive beaches.

### Entrance Hallway

### Living Room

13'5" x 11'2"

### Kitchen/Diner

29'2" x 11'11"

### Bedroom One

14'11" x 9'7"

### Bedroom Two

16'8" x 7'11"

### Bedroom Three

10'6" x 8'8"

### Bathroom

8'1" x 7'1"

### Externally

This property sits on a generously proportioned corner plot, benefitting from gardens to the front and side, as well as a small yard, driveway parking and a garage.

### Tenure

Freehold

