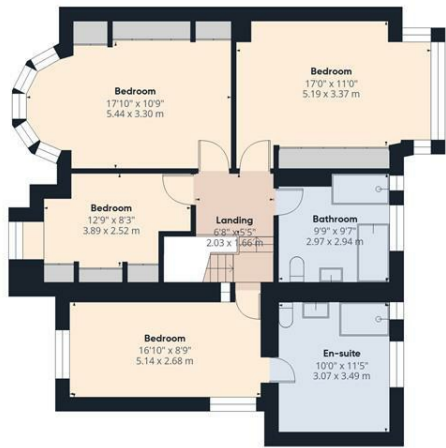




Kendal Avenue, Cullercoats



Ground Floor



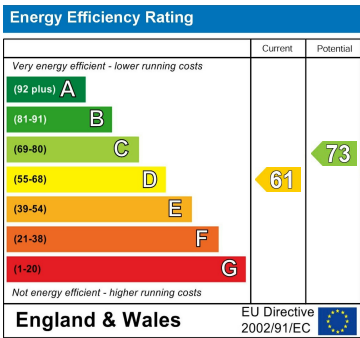
Floor 1

Approximate total area⁽¹⁾
1914 ft²
177.9 m²

(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 £575,000

Description

BEAUTIFUL FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS CLOSE TO THE SEAFRONT

We are delighted to bring to the market this extended four bedroom, two bathroom semi detached property with westerly facing rear garden. Boasting spacious accommodation, two reception rooms, modern en-suite, garage and driveway parking.

Briefly comprising: Entrance vestibule to a welcoming hallway giving access to all ground floor rooms and stairs leading to the first floor. Original solid oak flooring flows from the hallway through to the dining room, this is a well proportioned room featuring a bay window to the front and a fireplace with an open fire. A further reception room overlooks the rear garden, this bright and airy room has an attractive fireplace housing a gas fire and a box bay window with a door opening out to a patio area. The kitchen/family room also offers a generous amount of space with a box bay window, fitted shutters and French doors giving access out to the rear garden. The seating area has a cosy feel and boasts a fireplace with a log burning stove. There are a good range of fitted wall and base units, integrated appliances include a gas hob, double oven and fridge/freezer. A handy utility room provides additional storage, sink, plumbing for a washing machine and access to a log store and garage. A separate W.C. is accessed from the hallway.

To the first floor are four bedrooms and family bathroom. All bedrooms are doubles in size, three of which benefit from quality fitted wardrobes. One of the bedrooms boasts a newly fitted modern en-suite, generously proportioned comprising a walk in shower, hand basin and W.C housed within a fitted vanity unit. The family bathroom comprises a corner bath, separate walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained westerly facing garden, offering an attractive patio area, pond, timber shed, mature planting and side access.

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 Vestibule

Hallway

W.C.

Living Room
16'8" x 11'6"

Dining Room
13'10" x 13'7"

Kitchen/Family Room
21'1" x 13'0"

Utility Room
8'2" x 8'0"

Bedroom One
17'10" x 10'9"

Bedroom Two
16'10" x 8'9"

En-suite
11'5" x 10'0"

Bedroom Three
17'0" x 11'0"

Bedroom Four
12'9" x 8'3"

Bathroom
9'8" x 9'7"

Externally
Externally to the rear is a well maintained westerly facing garden, offering an attractive patio area, pond, timber shed, mature planting and side access.

Tenure
Freehold

