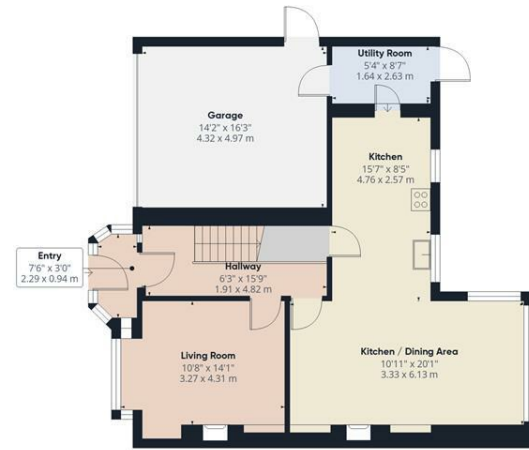
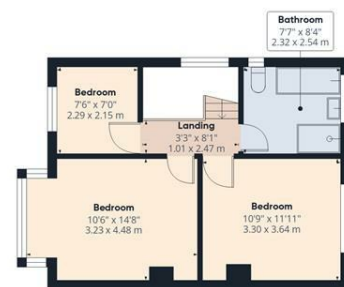




Keswick Drive, Cullercoats



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1348 ft²
125.4 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

Price Guide £399,950

Description

**** BEST & FINAL OFFERS TO BE SUBMITTED BY 1PM SATURDAY 2ND AUGUST ****

SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A LARGE CORNER PLOT SITUATED WITHIN A QUIET CUL-DE-SAC IN CULLERCOATS

We are delighted to bring to the market this well proportioned three bedroom semi detached property which sits on a generous sized corner plot within a quiet cul-de-sac in Cullercoats. Boasting open plan living, gardens to the rear and side, driveway parking and double garage.

Briefly comprising: Entrance porch to the hallway giving access to the ground floor rooms and stairs to the first floor. The living room has a box bay window overlooking the front of the property and features a fireplace housing a log burning stove. Offering views over the rear garden is a wonderfully bright and airy open plan kitchen/diner/family room which is ideal for family living and entertaining friends. The seating area provides a comfortable space with a log burning stove and the kitchen is well equipped with an integrated induction hob, electric oven, extractor fan, dishwasher, fridge and a peninsula offers storage as well as seating. A handy utility room provides additional storage, plumbing for a washing machine, access to the garden as well as to the double garage.

To the first floor are three bedrooms, two are good sized doubles. The family bathroom comprises a bath, separate step in shower, hand basin, W.C. and heated towel rail.

Occupying a corner plot this property boasts wonderful gardens to the side and rear, offering a generous amount of outside space with lawns, mature planting, timber summer house and patio. To the front is driveway parking and a double garage.

Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local transport links as well as road links to the City Centre and beyond. Cullercoats has good local shops as well as a beautiful beach, cafes and restaurants. Highly regarded schooling is nearby.

Entrance Porch

7'6" x 3'1"

Hallway

6'3" x 15'9"

Living Room

10'8" x 14'1"

Kitchen

15'7" x 8'5"

Kitchen/Dining Area

10'11" x 20'1"

Utility Room

5'4" x 8'7"

Landing

3'3" x 8'1"

Bedroom One

10'7" x 14'8"

Bedroom Two

10'9" x 11'11"

Bedroom Three

7'6" x 7'0"

Bathroom

7'7" x 8'3"

Garage

14'2" x 16'3"

Externally

Occupying a corner plot this property boasts wonderful gardens to the side and rear, offering a generous amount of outside space with lawns, mature planting, timber summer house and patio. To the front is driveway parking and a double garage.

Tenure

Freehold

