



#### 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 £330,000**

## Description

SHOWING FANTASTIC POTENTIAL, THIS FOUR BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED WITHIN A SOUGHT AFTER AREA OF CULLERCOATS ONLY MINUTES FROM THE SEAFRONT, OFFERED WITH NO UPPER CHAIN.

Brannen & Partners welcome to the market this extended four bedroom semi detached property in Cullercoats in need of modernisation. Boasting generous sized accommodation, two reception rooms, private rear garden, driveway parking and garage. Wonderful opportunity to create an attractive family home within this popular location.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. There are two generous sized reception rooms, one of which overlooks the front of the property and one to the rear where a door opens out to the rear garden. The kitchen has fitted units and an opening to a breakfast room leading on to a utility room with a separate W.C.

To the first floor are four bedrooms, three of which are good sized doubles. The bathroom has a step in shower, W.C and hand basin.

Externally to the rear is a good sized garden and to the front is a garden, driveway parking and 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 the city centre. The property is within easy reach of Whitley Bay and Tynemouth with its array of shops, cafes, restaurants. and attractive beaches.

### Entrance Hallway

**Living Room**  
14'0" x 13'1"

**Dining/Reception Room**  
13'9" x 13'1"

**Kitchen**  
9'4" x 6'5"

**Breakfast Room**  
11'1" x 9'4"

**Utility Room**  
10'11" x 3'9"

**W.C.**

**Bedroom One**  
12'2" x 12'1"

**Bedroom Two**  
12'2" x 11'8"

**Bedroom Three**  
8'1" x 7'4"

**Bedroom Four**  
14'4" x 11'9"

**Bathroom**  
7'7" x 7'4"

### Externally

To the rear is a good sized garden and to the front is a garden, driveway parking and garage.

**Tenure**  
Freehold

