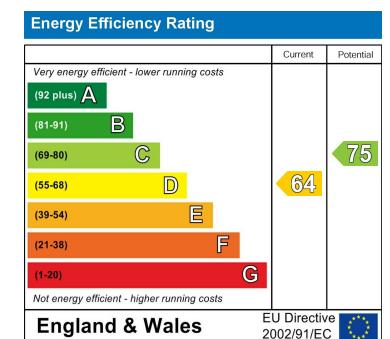




## Seacombe Avenue, Cullercoats



### 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.

**Asking Price £360,000**

## Description

THREE BEDROOM SEMI DETACHED PROPERTY, IDEALLY SITUATED WITHIN WALKING DISTANCE OF THE SEA FRONT IN CULLERCOATS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this attractive home, offering spacious open-plan living and making an ideal family residence. The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, an open-plan kitchen/dining area, conservatory, useful storage room which could easily be utilized as a utility area, three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a garden to the front and a generous enclosed rear garden, whilst a private driveway provides convenient off-street parking.

Briefly comprising: Entrance hallway providing access to the principal rooms of the ground floor and stairs to the first floor.

To the left-hand side is the lounge, which is naturally light due to the bay window and benefits from a fireplace with gas fire. Double doors lead through to the open plan kitchen/dining room.

The kitchen benefits from a range of fitted units, breakfast bar, and integrated appliances including hob, oven, and extractor fan. There is also space for a washing machine. Sliding patio doors lead to the conservatory, overlooking the rear garden. A door from the kitchen provides access to a storage room.

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedrooms one and two are both double rooms.

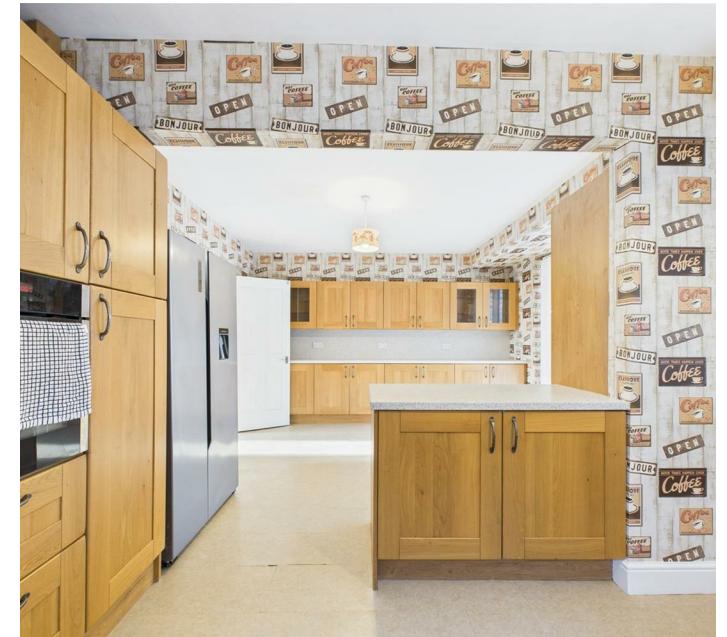
The family bathroom, situated to the rear, has been newly refurbished and is fitted with a WC, wash hand basin, bath, and separate shower cubicle.

Externally, there is a generous rear garden. Whilst to the front, there is a garden and a driveway providing off-street parking.

Cullercoats is a popular residential area located close to the North East coastline. Positioned between Whitley Bay and Tynemouth, the area benefits from local shops, good schooling, and ease of access to Newcastle city centre.

### Entrance Hall

12'8" x 12'11"



### Lounge

12'11" x 12'8"

### Kitchen/Dining Room

18'8" x 13'6"

### Conservatory

15'6" x 8'9"

### Storage Room

17'10" x 4'10"

### Bedroom One

13'1" x 11'6"

### Bedroom Two

11'4" x 11'4"

### Bedroom Three

7'0" x 6'9"

### Bathroom

8'1" x 6'9"

### Front and Rear Gardens

### Tenure

Freehold

