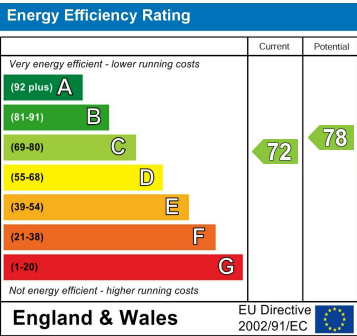




Kendal Avenue, Cullercoats



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.

Offers In The Region Of £450,000

Description

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN CULLERCOATS OFFERED WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this four bedroom semi detached family home, priced to allow for some internal refurbishment. Situated within this highly sought after residential area, the property benefits from a westerly facing rear garden, driveway parking, garage and is offered with no upper chain. The potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance to the hallway leading to all ground floor rooms. Overlooking the front of the property is the living room with a large box bay window allowing plenty of light to fill the room. Sliding doors lead to the dining room which offers views over the rear garden as well as access. The kitchen has fitted units and gives access to a utility area, office/TV room and a separate W.C.

To the first floor are four good sized bedrooms, three of which have fitted wardrobes providing additional storage. The bathroom comprises a bath, separate shower and hand basin, there is a separate W.C.

Externally to the rear is a well proportioned westerly facing garden laid to lawn with mature shrubs and planting. To the front is a lawn, large driveway and garage.

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 Hallway

Living Room
14'9" x 10'11"

Dining Room
11'1" x 11'1"

Kitchen
12'2" x 7'6"

Utility Area
5'8" x 4'3"

Office/TV Room
10'11" x 7'9"

W.C.

Bedroom One
15'11" x 11'10"

Bedroom Two
11'10" x 10'5"

Bedroom Three
11'5" x 9'8"

Bedroom Four
17'0" x 7'11"

Bathroom
7'6" x 5'10"

W.C.

Externally
Externally to the rear is a well proportioned westerly facing garden laid to lawn with mature shrubs and planting. To the front is a lawn and large driveway.

Tenure
Freehold

