



Fairfield Drive, Cullercoats



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		69	77
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 £495,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS GENEROUS SIZED THREE BEDROOM DETACHED BUNGALOW SITUATED IN CULLERCOATS CLOSE TO THE SEAFRONT - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented three bedroom detached bungalow located within this sought after area in Cullercoats, close to Tynemouth and Whitley Bay. Boasting bright and airy accommodation, kitchen/diner, conservatory, private gardens, double garage and driveway parking.

Briefly comprising: Entrance porch to the hallway. The generous sized living room offers a dual aspect with a large window to the front and side, there is a feature fireplace housing an electric fire. The bright and airy kitchen/diner has a modern fitted kitchen, integrated appliances include a gas hob, extractor fan, electric oven, fridge/freezer, washing machine and tumble dryer. A door gives access out to the rear garden.

An inner hallway from the living room gives access to three good sized bedrooms, one of which leads to the conservatory. This bedroom could be utilised as a further reception room if desired. The shower room comprises a step in shower, hand basin housed within a vanity unit, W.C and heated towel rail.

Externally to the rear is a generous sized private garden laid to lawn with a paved patio area and side access. To the front is a garden, driveway parking and a double garage with an electric door.

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 Porch

Hallway

Living Room

18'10" x 12'8"

Kitchen/Diner

18'9" x 15'8"

Bedroom One

12'11" x 10'6"

Bedroom Two

11'0" x 8'8"

Conservatory

9'3" x 8'7"

Bedroom Three

9'3" x 7'11"

Shower Room

9'2" x 4'11"

Externally

To the rear is a generous sized private garden laid to lawn with a paved patio area and side access. To the front is a garden, driveway parking and a double garage with an electric door.

Tenure

Freehold

