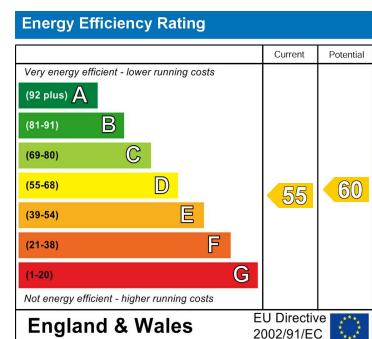




## John Street, Cullercoats



### 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.

**Price Guide £349,950**

## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS GENEROUSLY PROPORTIONED THREE BEDROOM UPPER MAISONETTE WITH SEA VIEWS SITUATED IN CULLERCOATS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious three bedroom upper maisonette conveniently located within the heart of Cullercoats. Boasting beautiful period features, which includes decorative coving, high ceilings, original fireplace and fantastic sea views.

Briefly comprising: Secure communal entrance with stairs leading to the first floor into the private hallway. The impressive lounge/diner offers a wonderful space, boasting stunning period features which includes an original marble fireplace, decorative coving, ceiling rose and a large bay window offering views towards Cullercoats Bay.

To the rear of the property is a well equipped kitchen, fitted with a good range of wall and base units including an integrated gas hob, electric oven, extractor fan, fridge/freezer, dishwasher and washing machine.

The bathroom comprises a bath, separate shower, hand basin, W.C. and heated towel rail.

Stairs lead up to the top floor where there are three double bedrooms, the main bedroom features a bay window to the front offering sea views.

This property is ideally located close to the seafront, local shops, cafes and restaurants. It is also within walking distance to the Metro station in Cullercoats, and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is only minutes from the beach, offering an array of watersports and activities.

### Secure Communal Entrance

### Private Hallway

### Lounge/Diner

22'1" x 14'1"



### Kitchen

11'6" x 10'5"

### Bathroom

8'2" x 6'11"

### Bedroom One

14'2" x 13'5"

### Bedroom Two

15'1" x 13'2"

### Bedroom Three

10'6" x 8'2"

### Tenure

Leasehold - 999 years

