



The Broadway, 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		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 £535,000

Description

EXTENDED & IMPROVED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN CULLERCOATS

Brannen & partners are delighted to welcome to the market this spacious three bedroom semi detached home, conveniently located close to amenities and seafront in Cullercoats. Boasting impressive open plan living, two bathrooms, westerly facing garden, garage and large driveway.

Briefly comprising: Entrance vestibule to a welcoming hallway. Overlooking the front of the property is a bright and airy living room featuring a large window. Double doors give access to a spacious open plan kitchen/diner/family room, extended to offer a fantastic sociable space which is perfect for family living and entertaining friends. Sliding patio doors open out to the rear garden and a partially vaulted ceiling has Velux windows to allow plenty of light to fill the room. The kitchen has an extensive range of modern wall and base units, integrated appliances include a five ring gas hob, double oven, microwave, dishwasher, fridge/freezer and freezer. A handy utility room provides additional storage, sink, plumbing for a washing machine, tumble dryer and a door out to the rear garden. To complete the ground floor is a shower room comprising a step in shower, hand basin and W.C.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are good sized doubles, one of which benefits from fitted wardrobes. The bathroom comprises a bath, separate walk in shower, hand basin within a vanity unit, W.C. and heated towel rail. A loft hatch from the landing has a drop down ladder giving access to a partially boarded loft space.

Externally to the rear is a low maintenance westerly facing garden with an artificial lawn and a paved patio. To the front is a large block paved 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 Vestibule

Hallway

Living Room

14'4" x 13'8"

Kitchen/Diner/Family Room

23'6" x 22'0"

Utility Room

10'9" x 9'6"

Shower Room

7'10" x 7'6"

Bedroom One

14'3" x 10'4"

Bedroom Two

12'10" x 12'2"

Bedroom Three

8'11" x 8'3"

Bathroom

8'4" x 8'1"

Externally

Externally to the rear is a low maintenance westerly facing garden with an artificial lawn and a paved patio. To the front is a large block paved driveway and garage.

Tenure

Freehold

