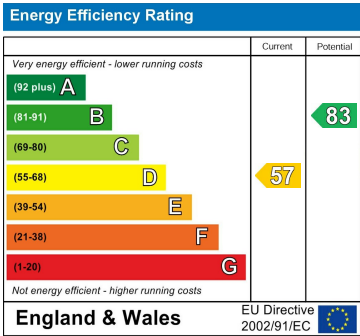




Simpson Street, Cullercoats



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 £259,950

Description

CHARMING TWO BEDROOM COTTAGE POSITIONED UPON A HIGHLY SOUGHT AFTER PEDESTRIANISED STREET IN CULLERCOATS

Brannen & Partners welcome to the sales market this quaint two bedroom fisherman's cottage, situated only a stone's throw from the beach in Cullercoats. Positioned upon a quiet pedestrianised street close to local amenities including the Metro station, the accommodation offers two versatile bedrooms, open plan living room into kitchen, bathroom and private rear yard.

Briefly comprising: Bright and inviting entrance vestibule with fitted storage, leads into the hallway providing access to both the first bedroom and living room.

To the left, the first bedroom is currently utilised as a front facing reception room. Furnished with a feature fireplace and large picture window, the versatile space houses a light and airy feel. The living room has ample space and truly is the heart of the home, with stairs to the first floor and an opening directly into the kitchen. Complete with log burner and fitted storage to the alcoves, the living room offers the ideal space to unwind.

The kitchen has thoughtfully configured space and benefits from fitted 1950's style wall and base units, as well as designated space for appliances, breakfast bar with stool seating and access to both the bathroom and rear yard via French doors.

The contemporary bathroom consists of a bath with rainfall shower over, bowl style hand basin, integral W.C and storage, finished with a mix of black and brushed brass fittings.

To the first floor, a small landing leads into the expansive principal bedroom, spanning the width of the home. Situated within the loft space, the floorplan enables a variety of layouts, whilst the eaves offer further storage space.

Externally to the rear is a private yard, currently holding timber sheds, complete with gated access to the rear lane.

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

Hallway

9'7" x 3'10"

Bedroom/Reception Room

13'10" x 10'0"

Living Room

13'1" x 14'4"

Kitchen

10'9" x 7'3"

Bathroom

6'11" x 7'2"

Bedroom

17'6" x 10'2"

Rear Yard

Tenure

Freehold

