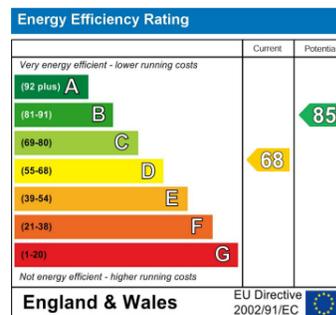




Eleanor Street, Cullercoats



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.

Offers Over £325,000

Description

IMMACULATELY PRESENTED AND WELL EXTENDED THREE BEDROOM MID TERRACED PROPERTY WITHIN WALKING DISTANCE OF CULLERCOATS SEA FRONT

Brannen & Partners are delighted to welcome to the market this immaculately presented three bedroom mid terraced home, positioned ideally within the heart of Cullercoats. Boasting well proportioned accommodation over three floors, the property offers three good sized bedrooms, two generous reception spaces, contemporary kitchen, modern bathroom and WC, complete with a private rear yard.

Briefly comprising: Welcoming entrance hallway connects to all rooms of the ground floor, in addition to stairs to the first floor with integral storage beneath.

Situated to the front of the home, the warm and inviting living room presents earth toned decor.

Mirroring the design, the second reception space features an integral cupboard to the left alcove and accommodates space for a six seater dining table.

Positioned to the rear of the home, the contemporary extended kitchen presents shaker style cabinetry framed with granite worktops and warm metro tiling. Whilst integral appliances include an eye level oven, hob, extractor hood, in addition to designated space for further appliances.

Upon the first floor, the central landing provides access to the second and third bedrooms plus the family bathroom. Both bedrooms to this storey are ample doubles, with the principal bedroom housing fitted wardrobes.

Upgraded by the current owner, the expansive and thoughtfully configured family bathroom is modern in design, fitted with a free standing bath, walk in rainfall shower, integral WC and wall mounted bowl style wash basin.

Progressing to the second floor, the loft space has been converted to incorporate the ample primary bedroom, complete with dormer window and housing a WC with vanity wash basin with storage.

Externally, the private rear yard offers a beautifully light space to enjoy and/or entertain, due to its west facing position, complete with gate access to the rear lane.

This property is ideally located in Cullercoats, 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.

Entrance Vestibule

3'10" x 3'4"

Hallway

19'3" x 6'3"

Living Room

12'4" x 14'4"

Dining Room

10'10" x 10'2"

Kitchen

17'10" x 6'11"

First Floor Landing

9'5" x 5'8"

Bedroom One

12'9" x 10'10"

Bedroom Three

9'2" x 7'0"

Bathroom

8'10" x 10'10"

Second Floor Landing

2'9" x 3'3"

Bedroom Two

15'1" x 11'1"

WC

7'8" x 4'7"

Rear Yard

Tenure

Freehold

