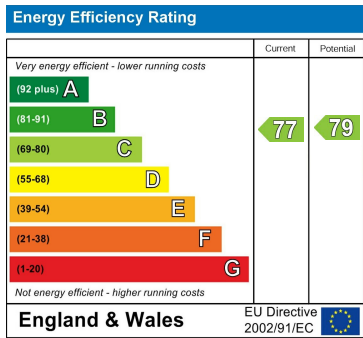




Marden Crescent, Cullercoats



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 £169,950

Description

WELL PRESENTED THREE BEDROOM FIRST FLOOR FLAT
SITUATED IDEALLY ON THE BORDER OF WHITLEY BAY
AND CULLERCOATS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom first floor flat. Benefitting from three good sized bedrooms, bright and airy living space, modern fitted kitchen and bathroom, in addition to a private south facing rear garden. Appealing to a range of buyers including first time buyers, downsizers and buy to let investors.

Briefly comprising: Private entrance vestibule with stairs to the first floor landing. Two of the three bedrooms are positioned to the front of the home, with the primary bedroom being particularly generous in size.

Progressing into the rear of the property, the living room is a bright and airy space due to its south facing position. From here, the final bedroom and kitchen can be accessed. Contemporary in design, the kitchen houses high gloss fitted units incorporating a hob, electric oven and extractor hood, in addition to designated space for appliances and potential space for a breakfast table. Walking through the kitchen leads to the bathroom area.

Well sized, the modern bathroom is minimal in design, presenting white decor and tiling, furnished with a WC, pedestal wash basin and bath with shower overhead.

Externally to the rear, is a private south facing garden accessed via a secure concealed walkway. Initially stepping out onto the patio, this leads to a gravel area beyond, the low maintenance outside space is framed with a fenced boundary.

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

Entry

Landing
4'6" x 8'6"

Living Room
11'8" x 10'3"

Kitchen
6'5" x 14'8"

Bathroom
6'5" x 6'3"

Bedroom One
12'4" x 14'0"

Bedroom Two
6'6" x 14'1"

Bedroom Three
8'7" x 9'3"

Rear Garden

Tenure
Leasehold - Share of Freehold - 999 years remaining

