

FOR
SALE

26 BARRINGTON AVENUE, CULLERCOATS NE30 3HG
£350,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT
- RECEPTION ROOM & CONSERVATORY
- KITCHEN DINER
- MODERN BATHROOM WC
- ATTACHED GARAGE
- FRONT & SIDE GARDENS WITH DRIVEWAY PARKING
- GENEROUSLY SIZED REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
12'11 x 10'11

KITCHEN DINER
19'9 x 7

CONSERVATORY
9'6 x 9'2

LANDING

BEDROOM ONE
12'3 x 11'7

BEDROOM TWO
12'2 x 8'9

BEDROOM THREE
9'4 x 7'11

BATHROOM WC
7'3 x 6'3

GARAGE
27'5 x 7'9

FRONT & SIDE GARDENS

REAR GARDEN

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This lovely, semi detached house was built in the 1980's and is perfectly located on a substantial corner plot within a sought after residential location. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 1000 square feet of accommodation set over two floors, this property consists of a vestibule and entrance hallway with stairs up to the first floor, cloaks cupboard and doors to the reception room and kitchen diner. The reception room is front facing with a recess to chimney breast with log burner. The contemporary kitchen diner has a breakfast area, feature wall and a good range of units with wood worktops. Integrated appliances include an eye level double oven, induction hob, extractor hood and there is space for an American style fridge freezer. The conservatory is accessed from the kitchen and is currently used as a bar with doors leading out to the rear garden. To the first floor there are three bedrooms and a modern, family bathroom with walk in shower, countertop wash basin and low level WC. Externally there is an attached garage, a good sized front and side garden with driveway parking and a substantial rear garden with lawn, decking and mature shrubs.

The superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel.

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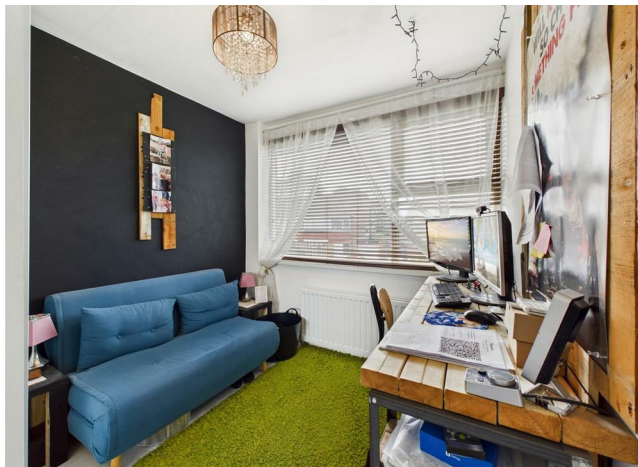
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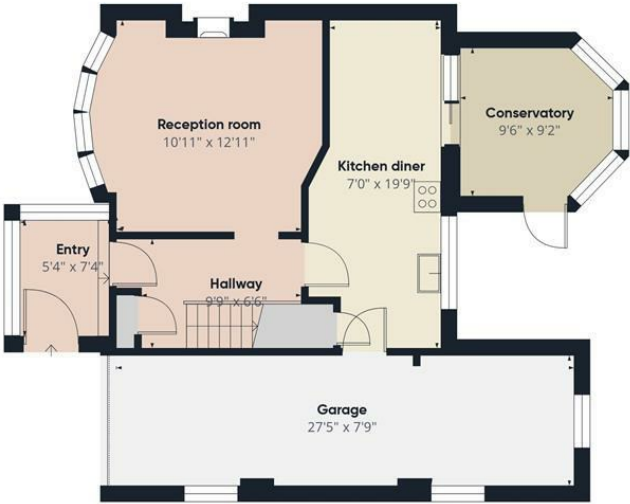


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1111 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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