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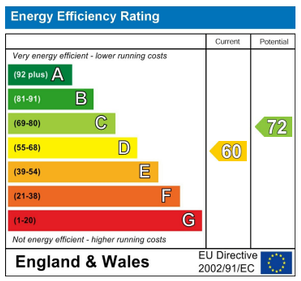
Simpson Street, Cullercoats











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.

Offers Over £280,000

Description

CHARMING TWO BEDROOM COTTAGE POSITIONED UPON A HIGHLY SOUGHT AFTER PEDESTRIANISED STREET IN CULLERCOATS OFFERED WITH NO UPPER CHAIN

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 and dining room into kitchen, bathroom and a small private rear yard.

Briefly comprising: To the front of the property is a welcoming living room, featuring a bay window overlooking the front aspect and a charming log burning stove, creating a warm and inviting atmosphere. An attractive archway leads through to a separate dining room, where an exposed brick fireplace adds further character and charm.

To the rear, the kitchen is fitted with a range of wall and base units, complemented by a traditional Belfast sink, integrated gas hob and extractor fan. There is plumbing for both a washing machine and dishwasher, a window overlooking the rear yard and a door providing direct access outside.

A further door leads to the bathroom, comprising a WC, wash hand basin, a beautiful roll top bath with an overhead shower and under floor heating. A window provides natural light and ventilation.

The ground floor also benefits from an additional bedroom, which could be utilised as a home office, offering versatile accommodation to suit a variety of needs.

To the first floor, the staircase leads to a spacious master bedroom, enjoying dual aspect windows which allow plenty of natural light to flood the room and an exposed brick chimney breast, creating a peaceful and relaxing retreat. There are three built in cupboards useful for storage.

Externally, the property benefits from a small, private rear yard, providing a pleasant outdoor space with the added convenience of gated access.

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 beautiful Cullercoats Bay and sandy beaches are just a few minutes' walk away, offering a wonderful coastal lifestyle with scenic coastal walks right on the doorstep.

Living Room
14'10" x 10'8"

Dining Room
9'11" x 8'5"

Kitchen
9'1" x 8'2"

Bedroom
7'6" x 6'0"

Bathroom
9'2" x 6'0"

Landing
3'5" x 2'9"

Master Bedroom
16'4" x 10'8"

Rear Yard

Tenure
Freehold









