



Keswick Drive, Cullercoats

Offers Over £350,000

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RICHARDSONS 



RICHARDSONS



# Keswick Drive North Shields, NE30 3EW

- Three Bedroom Semi-Detached Property
- Spacious Open-Plan Kitchen / Dining / Family Room
- Generous Rear Garden with Raised Decking Area
- Excellent Transport Links to the City Centre
- Quiet Cul-de-Sac Location in Cullercoats
- Utility Room with Downstairs WC
- Driveway Parking and Garage
- Epc Rating D



Offers Over £350,000



Richardsons are delighted to bring to the market this well-proportioned three-bedroom semi-detached property, situated within a quiet cul-de-sac in Cullercoats. The home offers spacious open-plan living, three bedrooms and a generous rear garden, making it ideal for families.

The property briefly comprises an entrance leading into a welcoming hallway with access to the ground floor accommodation and stairs to the first floor.

To the front of the property is a bright lounge featuring a bay window overlooking the front aspect. To the rear is a light and spacious open-plan kitchen, dining and family area with views over the garden, creating an ideal space for both everyday living and entertaining. Off the kitchen there is a separate utility room with a convenient downstairs WC.

To the first floor there are three bedrooms, two of which are well-proportioned doubles with fitted wardrobes, while the third is currently used as a nursery. The family bathroom is fitted with a bath, separate shower cubicle, wash hand basin and WC.

Externally, the property benefits from a generous rear garden with a raised decking area, perfect for outdoor seating and entertaining. To the front there is driveway parking and a garage.

Ideally located between the popular coastal towns of Whitley Bay and Tynemouth, the property enjoys excellent access to local amenities, transport links and road connections into the City Centre and beyond.

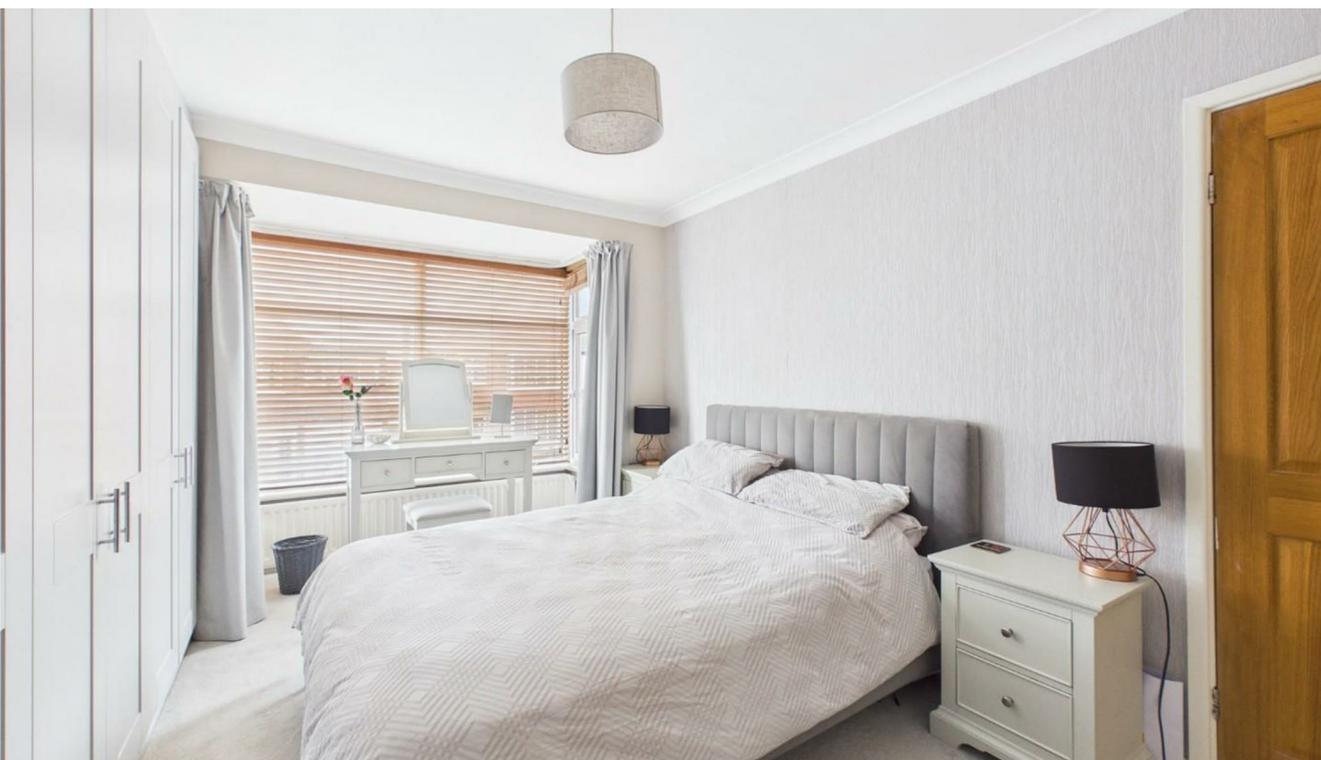
Council Tax - C  
Tenure - Freehold



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>Kitchen</b>	8'4" x 15'7" (2.56 x 4.75)
<b>Kitchen Living Area</b>	11'10" x 10'8" (3.63 x 3.26)
<b>Living Room</b>	14'4" x 10'11" (4.39 x 3.33)
<b>Utility Room</b>	6'2" x 7'11" (1.88 x 2.43)
<b>Hallway</b>	15'8" x 6'0" (4.78 x 1.85)
<b>Bedroom One</b>	14'6" x 8'7" (4.44 x 2.62)
<b>Bedroom Two</b>	11'11" x 8'8" (3.65 x 2.65)
<b>Bedroom Three</b>	7'3" x 7'7" (2.22 x 2.32)
<b>Bathroom</b>	8'5" x 7'6" (2.58 x 2.31)







Ground floor



Floor 1

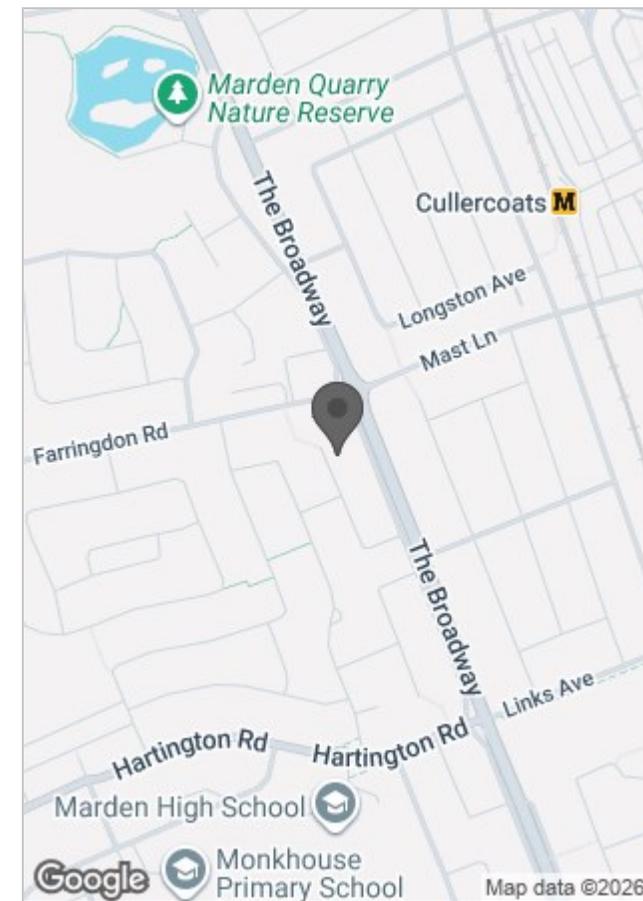


Approximate total area<sup>(1)</sup>  
1072 ft<sup>2</sup>  
99.6 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.