



Sunlea Avenue Cullercoats

A superb location, close to the Metro, beach, schools, bus routes and local amenities. The property is available with no onward chain and requires some modernisation. With a delightful, West facing rear garden, entrance porch, hallway, front facing lounge with feature bay window, gorgeous rear reception room with wood burning stove and patio doors out to the garden area, breakfasting kitchen, two double bedrooms to the first floor and plumbing to the bathroom space. Gas radiator central heating system, double glazing, potential for driveway, subject to fitting of dropped kerb. Fantastic opportunity for families and investors alike. Freehold. EPC: TBC, Council Tax Band: B, Gas, Electric, Water, Sewerage, Heating: Mains Connected, Broadband: Fibre, Mobile Phone Blackspot: No

Offers Over **£ 180,000**

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Sunlea Avenue Cullercoats

ENTRANCE PORCH: excellent sized porch with door to:

ENTRANCE HALLWAY: turned staircase to the first floor, through to:

LOUNGE: (front): 14'7 x 13'0, (4.45m x 3.96m), spacious front lounge with measurements into feature double glazed bay window and alcoves, gas fire, radiator, door to under-stair cupboard housing combination boiler

REAR LOUNGE: (rear): 18'0 x 9'9, (5.49m x 2.97m), measurements into alcoves, a beautiful room benefiting from the sunny rear aspect, wood burning stove, double glazed patio doors out to the rear garden, wood floor, vertical radiator

BREAKFASTING KITCHEN: 12'10 x 7'2, (3.91m x 2.18m), fitted with a range of base, wall and drawer units, roll edge worktops, single drainer sink unit, radiator, double glazed window, double glazed door to the rear garden

FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (front): 13'3 x 11'6, (4.04m x 3.51m), with measurements into double glazed window and alcoves, radiator

BEDROOM TWO: (rear): 11'7 x 10'8, (3.53m x 3.25m), into alcoves, double glazed window, radiator

SHOWER ROOM: sink unit and plumbing, double glazed window

EXTERNALLY: Private and enclosed Westerly rear garden, front garden area with gates and dwarf wall, potential for driveway, subject to dropped kerb

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE: It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

WB2230.AI.DB.26.03.2024.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

