



Seacrest Avenue Cullercoats

A fabulous standard throughout, this outstanding, 1930's semi-detached, family home, is favourably positioned in a cul-de-sac on this highly sought after street in the heart of Cullercoats. Within the catchment area for popular local schools and a short walk from the Metro, Beach, Whitley Bay centre and local shops, the position really is fantastic. Boasting the most beautiful South-Westerly Garden, lovingly designed and planned with lawn, patios, well stocked borders, beautiful flowers and potting shed. The property itself is spacious, tasteful and elegant, with an entrance porch, impressive hallway, downstairs cloaks/w.c., lounge with stunning exposed chimney breast and recess, multi fuel stove fire, flowing through to the front dining room, again, with gorgeous feature fireplace and living flame fire, feature bay window. The conservatory overlooks and opens out to the garden with a delightful Gable End, perfect for entertaining, you may flow, back into the lounge or through to the stylish breakfasting kitchen with integrated appliances, there is a separate utility room which opens into the partially converted garage area. To the first floor there are three bedrooms, two with fitted storage, beautiful family bathroom with separate shower cubicle. The second-floor extension and conversion showcases a wonderful principle bedroom with luxurious en-suite shower room, light flowing into the bedroom area due to the dual aspect. Front garden area, recently re-laid driveway, electric roller door into the garage area

£420,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: Victorian style, tiled floor, double glazed windows, door through to:

ENTRANCE HALLWAY: turned feature staircase up to the first floor, small under-stair cupboard, wood floor, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: hand washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, double glazed window, radiator

LOUNGE: (rear): 15'10 x 11'2, (4.83m x 3.40m), with measurements into alcoves, gorgeous lounge with exposed brick chimney breast and recess, multi-fuel stove fire, hearth, downlighters, wood floor, radiator, door to kitchen, double glazed French doors with integral blinds into the conservatory, through to:

DINING ROOM: (front): 14'3 x 11'7, (4.34m x 3.53m), with measurements into feature double glazed bay window, stunning feature fireplace with cast iron, arch fireplace and gas, coal effect fire hearth, radiator, wood floor

CONSERVATORY: (rear): 12'9 x 10'5, (3.89m x 3.18m), fabulous conservatory overlooking and opening via double glazed French doors out to the garden area, wood effect laminate, Apex peak, through to:

BREAKFASTING KITCHEN: (rear): 13'3 x 9'7, (4.04m x 2.92m), stylish family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated dishwasher, electric oven, gas hob, stainless steel cooker hood, double sink unit with mixer taps, breakfast bar, spotlights to ceiling, high gloss tiled floor, pantry cupboard, double glazed window, radiator, door to:

UTILITY ROOM: 6'8 x 6'4, (2.03m x 1.93m), single drainer sink unit with mixer taps, combination boiler, recessed storage area with plumbing for automatic washing machine, fitted wall unit, cushioned floor, door to partially converted garage area

FIRST FLOOR LANDING AREA: leaded window, turned staircase up to the second floor, door to:

FAMILY BATHROOM: Beautiful, re-fitted bathroom, comprising of, bath with hot and cold mixer taps and shower spray, half pedestal washbasin with mixer taps, separate shower cubicle with chrome shower, low level w.c. with push button cistern, two double glazed windows with fitted shutters, spotlights to ceiling, tiled floor, tiled splashbacks and shower area, chrome radiator

BEDROOM TWO: (front): 13'3 x 10'0, (4.04m x 3.05m), into double glazed bay window, radiator, fitted wardrobes and desk



BEDROOM THREE: (rear): 11'3 x 8'8, (3.43m x 2.64m), excluding depth of fitted, mirrored wardrobes, double glazed window with fitted window shutter, radiator

BEDROOM FOUR: (front): 7'6 x 7'2, (2.29m x 2.18m), laminate flooring, radiator, double glazed window

SECOND FLOOR LANDING AREA: Velux window, storage cupboard, door to:

BEDROOM ONE: (dual aspect): 18'0 x 10'7, (5.49m x 3.22m), some restricted head room, a beautifully presented principal bedroom incorporating a dressing area, large Velux window and double glazed window to the rear with fitted shutter, radiator, storage into eaves, door to:

EN-SUITE SHOWER ROOM: 9'11 x 5'0, (3.02m x 1.52m), a luxurious en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, chrome ladder radiator, double glazed window with fitted shutter, spotlights to ceiling

EXTERNALLY: A beautifully designed and thought-out rear garden, with a wonderful South-Westerly aspect. Incorporating patios, lawn, borders, stocked and nurtured with shrubs, flowers, hedging, trees and so much more, potting shed, outside tap. To the front of the property is further lawn and borders, recently re-laid driveway, electric roller door into the partially converted garage, perfect for storage and bikes

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.

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: C

EPC RATING: TBCF

W2452.AI.AI.25/6/24.V.1





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