

Newton Avenue Cullercoats

A beautiful, extended, 1920's semi-detached family home. With a superb location, close to sought after local schools, the Metro and a short walk from Cullercoats Village and our gorgeous coastline. Boasting a delightful South-Westerly aspect to the rear garden, ensuring maximum sunshine to the garden area, in addition there is a spacious multi car driveway and side storage area, perfect for bikes and garden equipment. Entrance porch, impressive hallway, lounge with feature bay window and stunning fireplace, cast iron fireplace and gas, living flame fire, open plan family dining kitchen and sitting area, with a re-fitted, stylish and contemporary kitchen complete with Range cooker and integrated dishwasher, the sitting area showcases a fabulous open fire with exposed brick fireplace, double doors open through to the conservatory area and out to the garden. There is a separate utility room and downstairs cloaks/wc. The landing area opens into three spacious bedrooms, the bathroom has been beautifully re-fitted to include a separate shower cubicle and corner bath. A lovely home in such a popular location, we suspect a new buyer will be just around the corner in no time at all!

£340,000





Newton Avenue Cullercoats

Double Glazed Entrance Door to:

ENTRANCE PORCH: laminate flooring, double glazed window, door to:

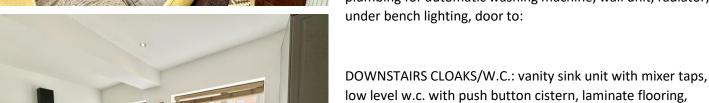


ENTRANCE HALLWAY: spacious hallway with spindle staircase to the first floor, under-stair cupboard, radiator, door through to storage area, door to:

LOUNGE: (front): 14'1 x 12'8, (4.29m x 3.86m), with measurements into feature double glazed bay window and alcoves, gorgeous feature fireplace with cast iron arch fireplace and gas, coal effect fire, granite hearth, laminate flooring, radiator

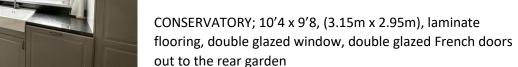


DINING KITCHEN/SITTING AREA: 26'5 x 11'3, (8.05m x 3.43m), maximum measurements, beautiful, stylish, extended family living and dining area, the kitchen has been re-designed and fitted with a range of base, wall and drawer units, granite worktops, Belfast sink with hot and cold mixer taps, integrated dishwasher, spotlights to ceiling, laminate flooring, two double glazed windows, the kitchen opens into the dining and sitting area, with a beautiful open fire, exposed brick recess and wood plinth/surround, radiator, double doors into the conservatory, door to:



extractor

UTILITY ROOM: 5'0 x 4'7, (1.52m x 1.39m), granite worktops, plumbing for automatic washing machine, wall unit, radiator,





FIRST FLOOR LANDING AREA: loft access with pull down ladders, door to;

FAMILY BATHROOM: 7'9 x 7'2, (2.36m x 2.18m) fabulous, refitted bathroom, comprising of, corner bath with chrome hot and cold mixer taps, claw feet, shower cubicle with chrome shower, floating, contemporary sink unit with mixer taps, low level w.c. with push button cistern, tiled bath and shower area, two double glazed windows, radiator, spotlights to ceiling tiled floor, fitted wall unit

BEDROOM ONE: (front): 12'1 x 11'8, (3.58m x 3.56m), with measurements into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 12'0 x 11'3, (3.56m x 3.43m), measurements into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 8'2 x 7'2, (2.48m x 2.26m), radiator, double glazed window

EXTERNALLY: delightful, South-West facing rear garden, with patio, lawn and borders, two sheds. The front driveway can accommodate multiple vehicles and has a lawned area

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains/Gas Sewerage: Mains Heating: Mains/Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Driveway

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: TBC

WB2545.AI.DB.01/07/2024.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 the 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 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 it relation to this property.

Money laundaring Regulations a intending myschasers will be asked to produce original identification documentation at a later stage and we would

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

