



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

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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:

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

DOWNSTAIRS CLOAKS/W.C.: vanity sink unit with mixer taps, low level w.c. with push button cistern, laminate flooring, extractor

CONSERVATORY; 10'4 x 9'8, (3.15m x 2.95m), laminate flooring, double glazed window, double glazed French doors out to the rear garden



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, re-fitted 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





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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.

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