



Newton Avenue Cullercoats

A gorgeous, extended semi-detached family home close to the Beach, Metro, popular local schools and just a short drive from both Whitley Bay centre and Tynemouth Village. Cullercoats boasts local shops, cafe bars and a stunning bay with water sports and beach. The property is available with no onward chain and offers superb sized accommodation with lots of natural light and original features. Entrance porch, impressive hallway with original, leaded light window and turned staircase to the first floor. Lounge with feature bay window, fireplace and gas fire, separate rear lounge with attractive feature fireplace and gas, living flame fire, gorgeous sun room overlooking and opening out to the rear garden, extended family breakfasting kitchen with breakfast bar and Velux window, separate utility with access out to the garden, downstairs shower room, storage area perfect for bikes and DIY with access out to the front driveway. Three excellent sized bedrooms, two with fitted wardrobes, family bathroom with electric shower. Re-laid, paved front driveway with parking for at least two cars. Large, private rear garden with steps down to patio area, lawned area and shed.

£325,000

ROOK
MATTHEWS
SAYER

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

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



Newton Avenue Cullercoats

Double Glazed Entrance door to:

ENTRANCE PORCH: Spacious porch with double glazed windows, door to:

ENTRANCE HALLWAY: Impressive hallway, light and airy with original stained leaded light window, original turned staircase up to the first floor, wood effect flooring, radiator, door to:



LOUNGE: (front): 14'6 x 13'0, (4.42m x 3.96m), with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, wood effect laminate, radiator

REAR LOUNGE: (rear): 12'3 x 12'1, (3.73m x 3.68m), into alcoves, attractive feature fireplace, gas, coal effect fire, radiator, double glazed French doors through to:



SUN ROOM: 8'9 x 6'7, (2.67m x 2.0m), enjoy breakfast, a wine, or a book in this gorgeous, double glazed sun room, with an elevated position overlooking the rear garden, Velux window, wood flooring, double glazed French door out to the rear garden

BREAKFASTING KITCHEN: (rear): 15'4 x 7'0, (4.67m x 2.13m), maximum measurements, an extended, beautifully light and airy kitchen, with an elevated position overlooking the rear garden, the kitchen is fitted with a range of base, wall and drawer units, roll edge worktops, breakfast bar, gas point, Velux window, radiator, three double glazed windows, under-stair cupboard housing meters and with storage, radiator, door to:



UTILITY ROOM AND REAR HALL: 18'4 x 5'6, (5.59m x 1.68m), measurements include inner hallway, the utility has plumbing for automatic washing machine, double glazed door out to the rear garden, coal cupboard, the inner hall also has a storage area, door to:

DOWNSTAIRS SHOWER ROOM: shower cubicle, electric shower, hand washbasin, low level w.c. with push button cistern, radiator, fully tiled walls

STORAGE AREA: 5'7 x 4'0, double glazed window and door to the front

FIRST FLOOR LANDING AREA: double glazed window, small loft access, door to:

BEDROOM ONE: (front): 11'5 x 9'4, (3.48m x 2.84m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 11'5 x 9'7, (3.48m x 2.92m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 8'0 x 7'7, (2.44m x 2.3m), radiator, double glazed window

BATHROOM: 8'0 x 7'6, (2.44m x 2.29m), spacious contemporary and stylish family bathroom comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, chrome radiator, two double glazed windows, storage cupboard, tile effect flooring

EXTERNALLY: Beautiful, enclosed rear garden with steps down to the lawned garden area, paved patios, shed. To the front there is a re-laid, stylish driveway which will accommodate two vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: To Be Confirmed

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. It is also of note that this property is subject to Grant of Probate, for which an application is already under-way

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

WB2562.AI.DB.17.07.2024 .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 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

