



Wansbeck Avenue Cullercoats

Beautifully presented and updated family semi available with no onward chain. Situated on this highly sought after street, within the catchment area for popular local schools, within walking distance to the Metro, shops and close to our wonderful coastline. Gorgeous throughout and showcasing, entrance porch, spacious hallway, rear lounge with stunning multi fuel stove fire opening into the fabulous garden room, overlooking and opening out to the garden area, perfect for summer days and evenings! The lounge also opens through to the front facing dining room. The family breakfasting kitchen has been re-designed and fitted with a stylish and contemporary range of units, it also boasts a breakfast bar and integrated appliances, there is a separate utility room with access out to the front driveway. To the first floor there are three bedrooms, the principle, bedroom with fitted wardrobes. We fell in love with the luxurious, re-fitted shower room, with walk in shower and high gloss fittings. With a splendid, enclosed rear garden, well designed to present multiple patios and sitting areas, lawn and well stocked borders, front driveway, walled and with feature gravelling. A real gem of a family home!

£365,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: 6'5 x 3'6, double glazed windows, laminate flooring, door to:

ENTRANCE HALLWAY: Impressive, light and airy hall, with original, turned staircase up to the first floor, laminate flooring, dado rail, radiator, door to:

DINING ROOM: (front): 13'3 x 11'9, (4.04m x 3.58m), with measurements into alcoves, radiator, double glazed window, cornice to ceiling, picture rail, wood flooring, open to:

LOUNGE: (rear): 12'4 x 11'8, (3.76m x 3.56m), beautifully presented lounge with measurements into alcoves, double glazed French doors opening out to the garden area, plinth, multi-fuel wood burning stove, slate hearth, recess, tiled inset, cornice to ceiling, picture rail

GARDEN ROOM: (rear): 11'5 x 11'3, (3.48m x 3.43m), gorgeous room overlooking the garden area and with French doors opening out, laminate flooring, two Velux windows

BREAKFASTING KITCHEN: (rear): 12'8 x 8'9, (3.86m x 2.67m), fabulous, re-designed and fitted breakfasting kitchen with a stylish range of high gloss, curved, base, wall and drawer units, complimenting worktops, integrated electric oven with combo microwave, hob, cooker hood, breakfast bar, vertical radiator, spotlights to ceiling, two double glazed windows, double glazed door out to the rear garden, brick effect tiling, laminate flooring, bi-fold doors to:

UTILITY ROOM: 14'2 x 5'5, (4.32m x 1.65m), a gorgeous range of contemporary base and wall units, roll edge worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine, space for dryer, radiator, brick effect tiling, coal cupboard, laminate flooring, spotlights to ceiling, double glazed door out to the front driveway



FIRST FLOOR LANDING AREA: cupboard with additional hanging space, double glazed window, door to:

SHOWER ROOM: 8'0 x 6'6, (2.44m x 1.98m), a luxurious, re-fitted shower room, showcasing a walk-in shower cubicle with mirrored screen, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, co-ordinating worktop, vertical ladder radiator, brick effect tiling, spotlights to ceiling, recessed shelving, double glazed window, contemporary flooring

BEDROOM ONE: (front): 14'0 x 10'9, (4.27m x 3.28m), into alcoves, radiator, double glazed window, feature down lighters and plinth with exposed bricks

BEDROOM TWO: (rear): 11'7 x 9'7, (3.53m x 2.92m), plus recess, laminate flooring, radiator, double glazed window

BEDROOM THREE: (front): 8'6 x 7'4, (2.59m x 2.24m), maximum measurements, radiator, double glazed window, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes

EXTERNALLY: fabulous, large rear garden, with multiple patios offering numerous sun spots throughout the day, shed, lawned area, well stocked, mature gardens, outside tap. The front garden area is walled with a spacious driveway for off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre Premises

Mobile Signal Coverage Blackspot: No

Parking: 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: D

WB2639.AI.DB.29/08/2024.V.2





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