

Foxton Avenue Cullercoats

Loved by the current family for many years this sought after semi-detached property boasts a superb location, within walking distance to popular local schools, Metro, shops, bus routes and of course, just a short walk from our beautiful local beaches. Available with no onward chain, there is a spacious hallway with original, turned staircase to the first floor, front reception room with feature bay window, fireplace and gas fire, separate dining room with large picture window overlooking the garden, feature fireplace and gas, living flame fire, fitted kitchen, separate utility room accessing both the garage and rear garden. To the first floor is a spacious landing area, three bedrooms, one with fitted wardrobes, family bathroom, separate w.c. Generous, enclosed rear garden with lawn and patio, front driveway and garage. A lovely family home, some cosmetic updating would be beneficial.

£310,000





Foxton Avenue Cullercoats

Double Glazed Entrance Door to:

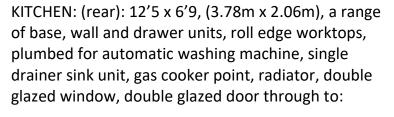
ENTRANCE HALLWAY: original turned staircase up to the first floor, part panelled walls, radiator, delft rack, door to:



FRONT LOUNGE: 14'3 x 12'9, (4.34m x 3.89m), into alcoves and double glazed bay window, gas fire, original tiled fireplace, radiator, panelled chimney breast, cornice to ceiling



DINING ROOM: (rear): 16'0 x 12'5, (89.8m x 3.78m), into alcoves, a lovely larger dining room with large double glazed picture window pleasantly overlooking the rear garden, attractive feature fireplace with gas, living flame fire, radiator, cornice to ceiling



UTILITY ROOM: $6'3 \times 6'0$, $(1.93m \times 1.83m)$, fitted base units, double glazed window and double glazed door out to the garden, door through to:



GARAGE: 14'3 x 6'5, (4.34m x 1.96m), coal cupboard, double doors to the front driveway

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

FAMILY BATHROOM: comprising of, bath, pedestal washbasin, fully tiled walls, storage cupboard housing hot water tank, double glazed window, radiator

SEPARATE W.C.: low level w.c., tiled walls, double glazed window

BEDROOM ONE: (front): 11'6 x 10'7, 3.51m x 3.22m), into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 11'5 x 10'7, (3.48m x 3.22m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 8'1 x 7'4, (2.46m x 2.24m), radiator, double glazed window

EXTERNALLY: Private and enclosed rear garden with fence, lawn, paving and borders. There is a spacious block paved front driveway with parking for at least two cars

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains/Gas Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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:** C

WB2758.AI.DB.21/12/24.V.1







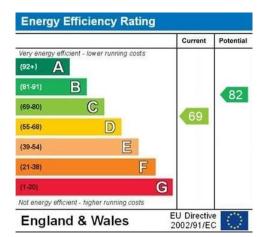












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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