



Broadway Close Cullercoats

Boasting a fabulous position within this highly sought after close, tucked into the corner, enjoying an extensive plot. Within walking distance to the beautiful Marden Quarry Park, Metro and Whitley Bay town centre, also a short drive to our stunning coastline. This rare to the market, semi-detached bungalow is available with no onward chain and would benefit from some cosmetic updating. Generous entrance porch, 21'0 x 20'0, "L" shaped lounge/dining room overlooking the side garden area and with a large picture window to the front allowing maximum light into this delightful room, kitchen, side porch, two double bedrooms, both with fitted storage, overlooking the garden areas, spacious bathroom with separate shower. Extensive front, rear and side garden with ample scope for potential extension, subject to necessary planning consents, front driveway, garage. The bungalow also benefits from gas radiator central heating system, (not tested), and double glazing. We anticipate a great deal of interest in this lovely bungalow and look forward to showcasing its potential!

£330,000

ROOK
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SAYER

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed windows, door to:

LOUNGE/DINING ROOM: 21'0 x 20'0. (6.40m x 6.07m), maximum measurements, "L" shaped. A fabulous sized reception room with large, front, double glazed picture window, additional double glazed window picture window overlooking the side garden, panelled walls, two radiators, gas fire, cornice to ceiling, door to inner hall, door to:

KITCHEN: 12'6 x 7'0, (3.81m x 2.13m), the kitchen is fitted with a range of base, wall and drawer units, worktops, integrated electric oven, gas hob, single drainer sink unit with mixer taps, tiled splashbacks, pantry cupboard housing combination boiler, double glazed window to the front, radiator, double glazed door to:

SIDE PORCH: door out to garden area

INNER HALLWAY: Loft access, door to:

BEDROOM ONE: (rear): 12'5 x 9'0, (3.78m x 2.74m), including depth of fitted wardrobes, two radiators, double glazed window

BEDROOM TWO: (rear): 12'4 x 9'9, (3.76m x 2.97m), including depth of fitted storage, radiator, double glazed window

BATHROOM: spacious bathroom, comprising of, bath, pedestal washbasin, low level w.c., shower cubicle with electric shower, tiling, double glazed window, radiator

EXTERNALLY: extensive gardens to the front, side and rear, with patio areas, some borders and lawn, fencing, side gate to the front garden, door into garage, front driveway



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NO

Mobile Signal Coverage Blackspot: No

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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.

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: D

EPC RATING: D

WB2698.AI.AI.3/1/24.V.1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

