



Hatherton Avenue North Shields

A fabulous, family semi-detached home, within the catchment area for highly sought after schools, within walking distance to the Metro, shops, amenities and our gorgeous coastline and Beach. Positioned in between the vibrant Whitley Bay town centre and Tynemouth Village, Cullercoats is perfectly positioned for families and those looking for a wonderful outdoor lifestyle! The property itself is extended and offers super space, light and a highly sought after South-West/Westerly aspect to the rear garden. Entrance porch, spacious hallway, downstairs cloaks/w.c., lounge with feature bay window, fireplace, separate dining room with French doors opening out to the garden area, family dining kitchen with integrated oven and hob, access to the garden area and garage. There are four excellent sized bedrooms to the first floor, the Victorian style family bathroom has been re-fitted to include a delightful forest waterfall shower, additional family bathroom with shower, driveway and garage. We understand that the property also benefits from owned solar panels, perfect for the eco-warriors amongst us, saving energy costs and doing what we can for the planet!

£375,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed door into:

ENTRANCE HALLWAY: turned staircase up to the first floor, radiator, door to:

DONWSTAIRS CLOAKS/W.C.: low level w.c., (not tested)

LOUNGE: (front): 14'0 x 12'9, (4.27m x 3.89m), with measurements into double glazed bay window and alcoves, attractive feature fireplace, gas, pebble, living flame fire, dado rail, cornice to ceiling, radiator

DINING ROOM: (rear): 11'2 x 11'1, (3.40m x 3.63m), into alcoves, storage cupboard housing combination boiler, double glazed French door out to the garden area, radiator

DINING KITCHEN: (rear): 15'0 x 8'9, (4.57m x 2.67m), extended family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, radiator, double glazed window, sink unit, double glazed door out to the garden area, door into the garage

FIRST FLOOR LANDING AREA: Split level landing area, walk in storage cupboard, loft access with pull down ladders, we have been advised that the loft is fully floored for storage purposes, door to:

BEDROOM ONE: (front): 11'5 x 10'6, (3.48m x 3.2m), plus depth of alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 11'7 x 10'5, (3.53m x 3.18m), laminate flooring, radiator, double glazed window

BEDROOM THREE: (front): 14'2 x 7'4, (4.32m x 2.24m), radiator, double glazed window

BEDROOM FOUR: (front): 8'3 x 7'7, (2.52m x 2.31m), radiator, double glazed window

FAMILY BATHROOM: Stylish re-fitted Victorian style family bathroom, comprising of, bath with hot and cold mixer taps and shower spray, Victorian style shower with large forest waterfall spray, pedestal washbasin, low level w.c., tiled floor, panelled ceiling, fully tiled walls, two pillar radiator, spotlights to ceiling, double glazed window, radiator

ADDITIONAL BATHROOM: Modern bathroom comprising of, bath with mixer taps, chrome shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, panelled ceiling, double glazed window, chrome ladder radiator



EXTERNALLY: Delightful, enclosed, South-West/Westerly rear garden with patio and lawn. Front driveway, lawn and attached garage with up and over door, plumbing for automatic washing machine. We have been advised that there are owned solar panels to the rear of the property providing energy saving electricity to the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/ 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: B

WB2730.AI.DB.25.11.2024.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.

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