



Sandhurst Avenue Cullercoats

A beautiful, double fronted, corner, semi-detached bungalow on this highly sought after street just off the Broadway, Cullercoats. Extensively updated but retaining many original features. Boasting a superb corner plot with wrap around gardens, so you can make the most of the sunshine whatever the time of day! Sandhurst Avenue has a fabulous location, close to the Metro, Sea Front, Whitley Bay town centre, shops, amenities and the Quarry Nature Reserve. You really do have everything right on your doorstep! Offered for sale with vacant possession, you will need to be fast to avoid disappointment! Spacious entrance hallway with feature panelling, front lounge/bedroom with feature double glazed bay window, recessed hearth with exposed brickwork, stunning rear lounge with feature bay window and gorgeous wood burning stove, perfect for cosy evenings! The adjoining kitchen flows well, with a range of units and access through to the utility area/garage, doors to both the main side garden area and the private, enclosed town yard. There are three double bedrooms, two with bay windows, however, the bungalow offers maximum flexibility in either utilising all three bedrooms, or benefitting from an additional lounge/dining room, New internal oak veneer cottage style doors throughout. There is a contemporary, re-fitted shower room. There are gardens to the front and side, there is also an additional private town yard with original brick shed for storage. Two double gates allow multi-car, secure parking on the driveway along with a garage/utility for maximum storage and functionality. The property has the benefit of replacement double glazed windows, front and kitchen door in 2016 and a new garage/kitchen roof with additional insulation in 2019. A new combi boiler was installed in August 2018. We just love the position and space offered with this bungalow and can't wait for you to see it too!

£355,000

ROOK
MATTHEWS
SAYER

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

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

Sandhurst Avenue

Cullercoats

Composite entrance door to:

ENTRANCE VESTIBULE: New three quarter glazed inner door height panelling, delft rack, cornice to ceiling.

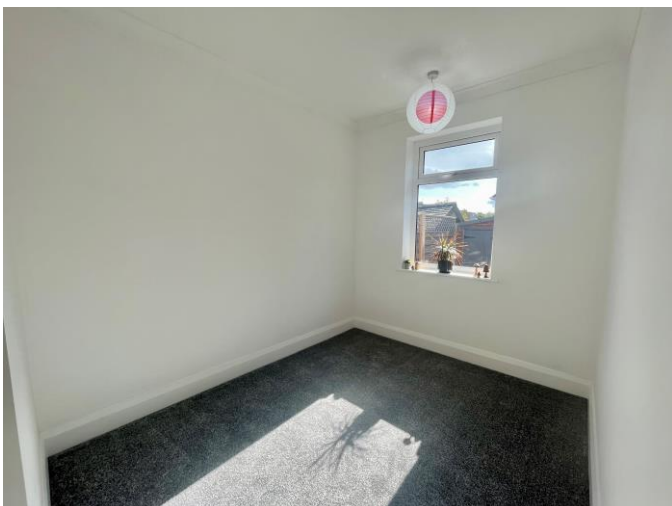
ENTRANCE HALLWAY: Three quarter height panelling, delft rack, coving to ceiling, radiator, smoke alarm door to:

FRONT LOUNGE/BEDROOM TWO: (front): 14'5 x 12'11, (4.43m x 3.69m), Gorgeous front room with measurements into feature double glazed bay window, attractive recessed hearth with exposed brickwork and floating oak mantle cornice to ceiling, radiator

BEDROOM ONE: (front): 14'6 x 12'0, (4.45m x 3.65m), With measurements into feature double glazed bay window, radiator, coving to ceiling

BEDROOM THREE: (rear): 11'2 x 8'0, (3.41m x 2.43m), spacious bedroom overlooking, town yard, radiator, double glazed window

SHOWER ROOM: 8'0 x 7'7, (2.43m x 2.34m), A contemporary, re-fitted shower room with walk in shower area, chrome shower, pedestal washbasin, low level w.c., tiled shower and splashbacks, modern flooring, radiator, two double glazed windows



REAR LOUNGE: (side): 14'6 x 11'2, (4.45m x 3.41m), Stunning sitting room with measurements into double glazed feature bay window and alcoves, a wonderful focal point awaits you with this wood burning stove, exposed brick recess and tiled hearth with floating oak mantle, radiator, door into:

KITCHEN: 11'6 x 7'9, (3.53m x 2.40m), A fitted range of base and drawer units, roll edge worktops, new single drainer sink unit and mixer tap, gas point for cooker, plumbed for dishwasher, combination boiler, radiator, double glazed window, upvc door through to:

UTILITY/GARAGE: 9'10 x 9'2, (2.77m x 2.80m), Plumbed for automatic washing machine, tap for hosepipe door to enclosed town yard, doors out to driveway

EXTERNALLY: Fabulous private outside space, with large, wrap around gardens, the main side and rear gardens are low maintenance with raised borders, patio, new fencing and double gates, new gutters and down pipes, delightful sunny aspect. There is an enclosed, private town yard with coal shed, parking for multiple vehicles, front garden area and side gate to front garden

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

WB6491/AI/AI/24/09/23/V.4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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

