



## Shorestone Avenue

### Cullercoats

Beautifully located and commanding a fabulous corner plot, this wonderful, extended four bedroom semi-detached house offers superb space, light and size throughout. Within the catchment area for popular local schools, a short walk from the Metro, local amenities and our gorgeous coastline. Available with no onward chain and with an extensive front, side and rear garden for your family to enjoy. Entrance porch, spacious hallway, lounge with feature bay window and fireplace, gas coal effect fire, 21'0 dining room pleasantly overlooking and opening out to the rear garden, also enjoying a gas, coal effect fire. Superb sized dining kitchen, large utility room with French doors to the rear garden, downstairs w.c., access to garage. Spacious landing area, four generous bedrooms, two with fitted wardrobes. Modern family bathroom with separate shower cubicle. Excellent size front driveway and garage.

**£395,000**

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# Shorestone Avenue Cullercoats

Double Glazed Entrance Door to:

**ENTRANCE PORCH:** double glazed, leaded windows with leaded light tops, glazed door through to:

**ENTRANCE HALL:** spindle staircase to the first floor, radiator, door to:

**LOUNGE:** (front): 14'6 x 12'2, (4.42m x 3.71m), with measurements into alcoves and feature double glazed bay window, attractive feature fireplace with gas, coal effect fire, radiator, cornice to ceiling

**DINING ROOM:** (rear): 21'0 x 12'2, (6.40m x 3.71m), maximum measurements, into alcoves, attractive feature fireplace with gas, coal effect fire, radiator, double glazed French doors out to the garden area

**BREAKFASTING KITCHEN:** 13'2 x 8'6, (4.01m x 2.59m), plus recess, spacious family kitchen incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, plumbed for dishwasher, electric cooker point, double glazed window, radiator, door to garage, door through to:

**UTILITY:** 17'2 x 11'6, (5.23m x 3.51), just perfect for everything from washing/drying, paddleboards, wet suits, wellingtons, walking boots and all in between! Superb sized room with double glazed patio door out to the side garden area, additional door out to the rear garden, vertical radiator, plumbing for automatic washing machine, combination boiler, door to:

**DOWNSTAIRS CLOAKSW/W.C:** low level w.c. with push button cistern, hand washbasin, chrome radiator

**FIRST FLOOR LANDING AREA:** impressive landing with airing cupboard, loft access, door to:

**BEDROOM ONE:** (rear): 12'0 x 9'9, (3.66m x 2.97m), fitted wardrobes providing ample hanging and storage space, dressing table, radiator, double glazed window



**BEDROOM TWO:** (front): 14'7 x 9'9, (4.45m x 2.97m), with measurements into double glazed bay window, radiator, fitted wardrobes

**BEDROOM THREE:** (side): 16'9 x 8'5, (5.11m x 2.57m), a beautiful, light and airy room with three leaded light windows, radiator

**BATHROOM:** 8'4 x 7'6, (2.54m x 2.29m), Stylish family bathroom, with bath, chrome hot and cold mixer taps, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, double glazed window, airing cupboard, chrome radiator, part tiling

**SEPARATE W.C.:** Low Level w.c., part tiling, double glazed window

**GARDEN:** Extensive gardens to the front, side and rear of the property, offering fabulous outdoor space for the family or extension, (with required planning consent), outside tap, gated access to the front driveway, access to the garage, electric power points

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVE AND GARAGE

**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**

WB2297.AI.AI.2/2/24.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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