



Newton Avenue Cullercoats

Beautifully located, this sought after pre-war semi-detached family home is perfect for so many things! Close to the beach, Metro, popular local schools and amenities. An impressive hallway welcomes you with original stained leaded light window, there are two separate reception rooms, the lounge with feature bay, fireplace and gas fire, the dining room boasting a gorgeous, multi-fuel stove fire and French door out to the rear garden. Stylish and contemporary kitchen with integrated appliances, spacious landing to the first floor, three bedrooms, two large doubles and a stylish modern bathroom with shower and separate w.c. Enclosed and private rear garden with lawn, patios and borders, enclosed front garden area and potential driveway, (subject to dropped kerb approval), with double gates.

£300,000

ROOK
MATTHEWS
SAYER

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

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

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive hall with original stained leaded light window, original wood floor, newel post, turned staircase up to the first floor, under-stair cupboard, door to:



LOUNGE: (front): 14'6 x 13'0, (4.42m x 3.96m), light and airy lounge with measurements into double glazed bay window with stained leaded light tops, and into alcoves, attractive feature fireplace, gas, coal effect fire, vertical radiator, wood flooring



DINING ROOM: (rear): 12'2 x 11'3, (3.71m x 3.43m), into alcoves, double glazed French door out to the rear garden, outstanding original fireplace with recessed hearth and multi-fuel burning stove fire, two double glazed windows, vertical radiator, wood floor



KITCHEN: (rear): 12'9 x 7'8, (3.89m x 2.33m), a contemporary and stylish family kitchen, incorporating a range of, base, wall and drawer units, roll edge worktops, integrated electric oven, as hob, stainless steel cooker hood, single drainer sink unit with hot and cold mixer taps, tile effect flooring, double glazed window, double glazed door out to the rear garden, radiator, combination boiler, plumbed for automatic washing machine



FIRST FLOOR LANDING AREA: double glazed window, wood floor, all oak doors, through to:

BEDROOM ONE: (front): 11'7 x 10'6, (3.53m x 3.20m), into alcoves, double glazed window, wood floor, radiator

BEDROOM TWO: (rear): 11'2 x 11'7, (3.40m x 3.53m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 8'2 x 7'7, (2.48m x 2.31m), double glazed window, vertical radiator, wood floor

BATHROOM: Stunning re-fitted bathroom, comprising of, bath with hot and cold mixer taps, shower, vanity sink unit with mixer taps, brick effect tiling, double glazed window, Victorian style tiled floor, radiator

SEPARATE W.C: Low level w.c, half height brick effect tiling, double glazed window

EXTERNALLY: Lovely, enclosed rear garden with patios, lawn, borders, shed. Paved front garden with dwarf wall, gate and double gates providing driveway parking, subject to consent for dropped kerb

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

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

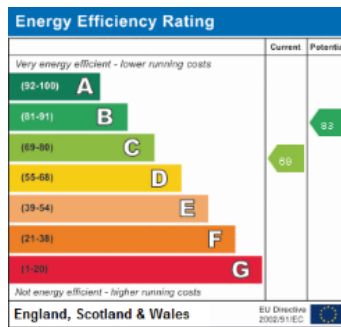
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB2403.AI.AI.6/4/24.V.2





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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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