



Foxton Avenue Cullercoats

Loved by the current family for many years this sought after semi-detached property boasts a superb location, within walking distance to popular local schools, Metro, shops, bus routes and of course, just a short walk from our beautiful local beaches. Available with no onward chain, there is a spacious hallway with original, turned staircase to the first floor, front reception room with feature bay window, fireplace and gas fire, separate dining room with large picture window overlooking the garden, feature fireplace and gas, living flame fire, fitted kitchen, separate utility room accessing both the garage and rear garden. To the first floor is a spacious landing area, three bedrooms, one with fitted wardrobes, family bathroom, separate w.c. Generous, enclosed rear garden with lawn and patio, front driveway and garage. A lovely family home, some cosmetic updating would be beneficial.

£310,000

ROOK
MATTHEWS
SAYER

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

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



Foxton Avenue Cullercoats

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: original turned staircase up to the first floor, part panelled walls, radiator, delft rack, door to:



FRONT LOUNGE: 14'3 x 12'9, (4.34m x 3.89m), into alcoves and double glazed bay window, gas fire, original tiled fireplace, radiator, panelled chimney breast, cornice to ceiling



DINING ROOM: (rear): 16'0 x 12'5, (89.8m x 3.78m), into alcoves, a lovely larger dining room with large double glazed picture window pleasantly overlooking the rear garden, attractive feature fireplace with gas, living flame fire, radiator, cornice to ceiling

KITCHEN: (rear): 12'5 x 6'9, (3.78m x 2.06m), a range of base, wall and drawer units, roll edge worktops, plumbed for automatic washing machine, single drainer sink unit, gas cooker point, radiator, double glazed window, double glazed door through to:

UTILITY ROOM: 6'3 x 6'0, (1.93m x 1.83m), fitted base units, double glazed window and double glazed door out to the garden, door through to:



GARAGE: 14'3 x 6'5, (4.34m x 1.96m), coal cupboard, double doors to the front driveway

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

FAMILY BATHROOM: comprising of, bath, pedestal washbasin, fully tiled walls, storage cupboard housing hot water tank, double glazed window, radiator

SEPARATE W.C.: low level w.c., tiled walls, double glazed window

BEDROOM ONE: (front): 11'6 x 10'7, 3.51m x 3.22m), into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 11'5 x 10'7, (3.48m x 3.22m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 8'1 x 7'4, (2.46m x 2.24m), radiator, double glazed window

EXTERNALLY: Private and enclosed rear garden with fence, lawn, paving and borders. There is a spacious block paved front driveway with parking for at least two cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: 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: C

WB2758.AI.DB.21/12/24.V.1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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

