



Eleanor Street | Cullercoats | NE30 4PG

**Offers Over £300,000**

Unlock the potential of this spacious Victorian terrace property, owned and loved by the current family for many, many years. Beautifully located just a short walk from the beach, vibrant local lifestyle and community that Cullercoats offers. The Metro, local bus routes, shops and cafe's are also right on your doorstep, perfect for your family to enjoy a real coastal and outdoor experience. There are also excellent local schools in the catchment area! Eleanor

Street is a purpose built, three story property, which will give you the flexibility and opportunity to carry out cosmetic improvements, exactly to your own taste, the rooms are beautifully proportioned and we understand from the family that many of the fabulous original features are waiting to be rediscovered and uncovered! Entrance hallway, two separate reception rooms, family kitchen, rear utility space, downstairs cloaks/w.c. Split level landing with two double bedrooms and a bathroom on the first floor, leading up to two further generous bedrooms on the second floor! There is a private rear town garden with a delightful sunny aspect and the property is available with no onward chain!

ROOK  
MATTHEWS  
SAYER



4



2



1

## Mid Terrace House

**Two Separate Reception Rooms,**

**Downstairs Cloaks/w.c.**

**Four Double Bedrooms**

**Family Bathroom**

**Many Original Features**

**No Onward Chain**

For any more information regarding the property please contact us today

Entrance Door to:

ENTRANCE LOBBY: through to:

ENTRANCE HALLWAY: radiator, staircase up to the first floor, feature cornice and plasterwork, door to:

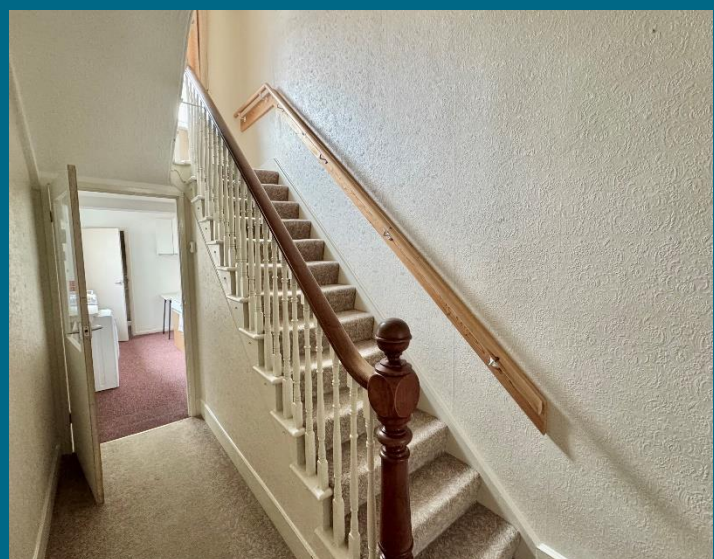
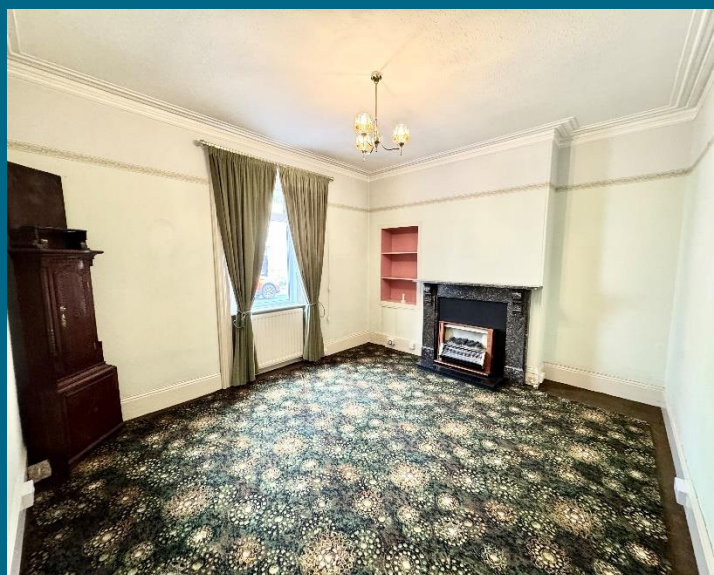
LOUNGE: (front): 15'0 x 12'8, (4.57m x 3.85m), into alcoves, radiator, gorgeous, original marble fireplace, cornice to ceiling, double glazed window

DINING ROOM: (rear): 13'2 x 12'3, (4.01m x 3.73m), into alcoves, feature fireplace with gas, coal effect fire, radiator, double glazed window

KITCHEN: 13'6 x 6'6, (4.12m x 1.98m), family kitchen incorporating a range of base, wall and drawer units, fitted worktops, single drainer sink unit, combination boiler, radiator, gas point, cooker hood, double glazed window through to:

INNER HALLWAY: door out to the rear garden, door to:

DOWNSTAIRS CLOAKS/W.C.: half height tiling, low level w.c.,

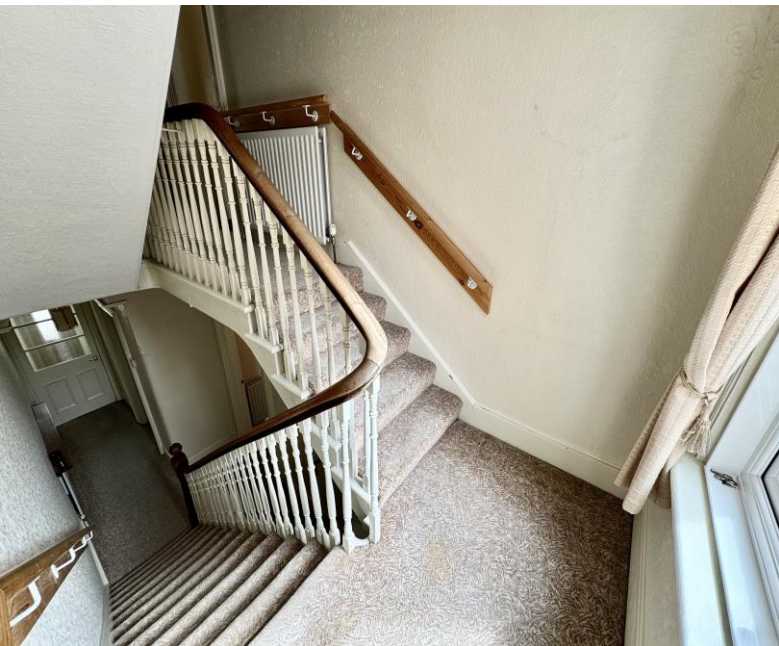


**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**







**HALF LANDING AREA:** double glazed window, staircase up to:

**FIRST FLOOR LANDING AREA:** radiator, staircase up to the second floor, double storage cupboard, door to:

**BEDROOM ONE:** (front): 13'11 x 12'2, (4.24m x 3.71m), into alcoves, radiator, storage cupboard, cornice to ceiling, double glazed window

**BEDROOM TWO:** (rear): 13'2 x 12'2, (4.01m x 3.71m), into alcoves, radiator, double glazed window

**BATHROOM:** (front): 9'5 x 6'2, (2.87m x 1.88m), comprising of, bath, electric shower, pedestal washbasin, radiator, double glazed window, tiled splashbacks

**SECOND FLOOR LANDING AREA:** storage into the eaves on the half landing area, stairs up to the second floor, loft access, we understand that the loft is part floored for storage purposes, door to:

**BEDROOM THREE:** (front): 17'4 x 9'3, (5.28m x 2.82m), into double glazed dormer window, storage into eaves, double fitted storage cupboard, night storage heater

**BEDROOM FOUR:** (rear): 11'2 x 9'2, (3.40m x 2.79m), Velux window

**EXTERNALLY:** private rear yard with sunny aspect, walled and with gated access to the rear lane

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On Street

## 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 AWAITING CONFIRMATION

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

**-OR-**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: [xx] years from [xDatex]

Ground Rent: £[xx] per [month/annum]. Planned to increase by £[xx] every [xx] [months/years]

Service Charge: £[xx] per [month/annum]

Any Other Charges/Obligations: [xx & explain]



**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**

## Awaiting Amended Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**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

**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.

