



Hatherton Avenue | Cullercoats | NE30 3LG

**£370,000**

Beautifully positioned within catchment for sought after local schools, close to the Metro, shops, Quarry Nature Reserve and our wonderful coastline, the location really is fabulous! This larger style family semi has been extended and showcases gorgeous, larger rooms and a light and airy ambience throughout. Impressive hallway, front facing lounge with feature bay window, attractive fireplace and gas, living flame fire. Separate dining room with walk in picture bay and French door out to the garden area. The dining room also showcases a stunning fireplace and gas, living flame fire. "Country Style" family dining kitchen with a stylish range of units, integrated appliances, breakfast bar, door to the garden and into the large garage area. Gorgeous landing, three excellent sized bedrooms, the principal bedroom with ample fitted wardrobes and storage. Splendid, four piece family bathroom, large, enclosed rear garden which has been thoughtfully landscaped and designed to appeal to families and garden lovers alike! With an elevated block paved patio, additional rear patio, artificial grass, mature, well stocked borders and shed. To the front of the property there is a large, resin driveway with parking for at least two vehicles, attached garage. No onward chain.

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, light and airy hallway, with turned, spindle staircase up to the first floor, Amtico flooring, radiator, cloaks cupboard with light, door to:

**LOUNGE:** (front): 14'1 X 12'9, (4.29m x 3.89m), into alcoves and feature double glazed bay window, attractive feature fireplace with gas, living flame fire, cornice and ceiling rose, radiator

**DINING ROOM:** (rear): 15'2 x 12'4, (4.62m x 3.76m), into alcoves and walk in double glazed picture bay window with French door opening out to the garden area, engineered oak flooring, gorgeous feature fireplace with gas, coal effect fire, tiled inset, cornice to ceiling, radiator

**DINING KITCHEN:** (rear): 16'4 x 8'4, (4.98m x 2.54m), a stylish "country style" family dining kitchen with a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, full height fridge, tiled splashbacks, two double glazed windows, radiator, double glazed door to the garden, door to:

**GARAGE:** 16'2 x 8'7, (4.93m x 2.62m), fitted units, plumbed for automatic washing machine and dishwasher, overhead storage



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**FIRST FLOOR LANDING AREA:** light and airy landing with triple glazed window, loft access, door to:

**BEDROOM ONE:** (front): 14'3 x 9'8, (4.34m x 2.95m), into feature double glazed bay window, excluding depth of stylish fitted wardrobes, providing ample hanging and storage space, radiator

**BEDROOM TWO:** (rear): 12'0 x 11'7, (3.66m x 3.53m), into alcoves, double glazed window, radiator

**BEDROOM THREE:** (front): 7'9 x 7'6, (2.36m x 2.29m), double glazed window, radiator

**BATHROOM:** 7'6 x 7'3, (2.29m x 2.21m), splendid, four piece family bathroom, showcasing, corner bath, separate shower cubicle with chrome shower, pedestal washbasin, low level w.c., tiled floor, spotlights to ceiling, tiled splashbacks and shower area, double glazed window, radiator

**EXTERNALLY:** beautifully thought out and landscaped rear garden, perfect for both families and garden lovers alike. With block paved patio, artificial lawn area with mature, well stocked borders, rear patio, shed. To the front there is a large, resin driveway with parking for at least two vehicles, attached garage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/ Water Meter

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: TBC

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AWAITING FLOORPLAN

AWAITING EPC RATING

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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.

