



Hatherton Avenue | Cullercoats | NE30 3LG

£425,000

This stunning and elegant extended semi-detached home boasts a beautiful location, within the catchment area for popular local schools, close to the Metro, beach and amenities. If it's an outdoor, family lifestyle you are looking for then look no further! We just adore the fabulous design and attention to detail that has been invested into this gorgeous property, with the current family having enjoyed many happy years here. You are welcomed into a spacious entrance porch and hallway, with original, turned staircase up to the first floor, the lounge showcases a feature bay window with shutter blinds and gorgeous fireplace, outstanding, open plan, extended dining room extending into the beautiful family room with roof lantern and French doors out to the garden area. Fall in love with the wonderful family dining kitchen with Range cooker, Belfast sink, breakfast bar and roof lantern allowing additional light into the room, access out to the garden and through to the garage which has excellent proportions and a small rear utility space. Impressive first floor landing area, three large double bedrooms, all with fitted wardrobes and a luxurious, re-fitted shower room with walk in shower. Enjoy the thought and care that has gone into the rear garden, a tranquil oasis, with artificial lawn, patios and well stocked mature borders. Paved, double width front driveway and garage. Just gorgeous!

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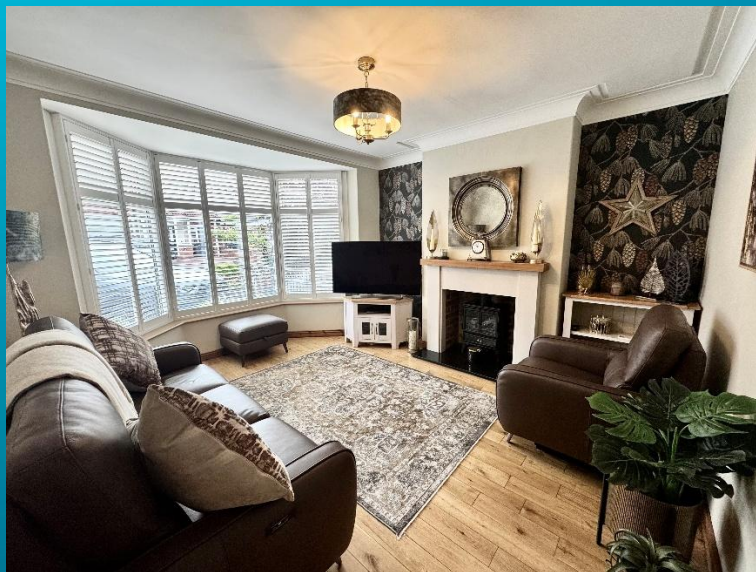
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Double Glazed Entrance Door into:

ENTRANCE PORCH: double glazed window, wall light, double glazed door through to:

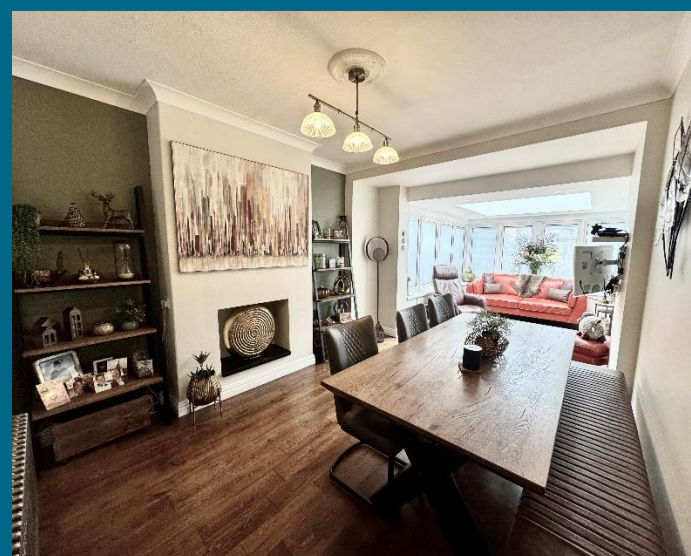
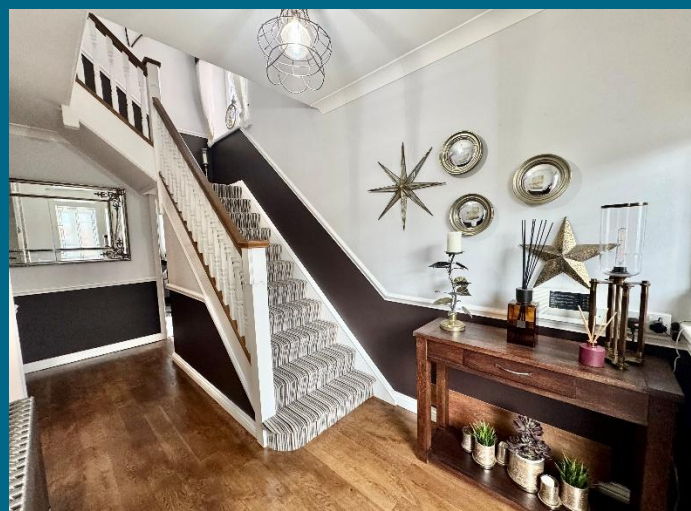
ENTRANCE HALLWAY: a stunning hallway with original, turned staircase up to the first floor, Victorian style radiator, oak flooring, dado rail, cornice to ceiling, double glazed window, door to:

LOUNGE: (front): 14'6 x 12'9, (4.42m x 3.89m), with measurements into alcoves and feature double glazed window with fitted shutter blinds, gorgeous feature fireplace with electric stove fire, cornice to ceiling, oak floor, radiator

DINING ROOM/FAMILY ROOM: 26'4 x 10'7, (8.03m x 3.22m), into alcoves, maximum measurements, an outstanding, extended, open plan dining room which flows beautifully through to the family room, feature recessed hearth, Victorian style radiator, oak flooring, roof lantern to family room, spotlights to ceiling, double glazed French doors out to the garden area

DINING KITCHEN: (rear): 17'4 x 13'0, (5.28m x 3.96m), stylish family breakfasting kitchen, incorporating a range of elegant base, wall and drawer units, granite worktops, Belfast sink with mixer taps, integrated dishwasher, under-unit lighting, double glazed bow window, spotlights to ceiling, Victorian style radiator, roof lantern allowing maximum light into the room, double glazed stable door out to the garden, door into the garage

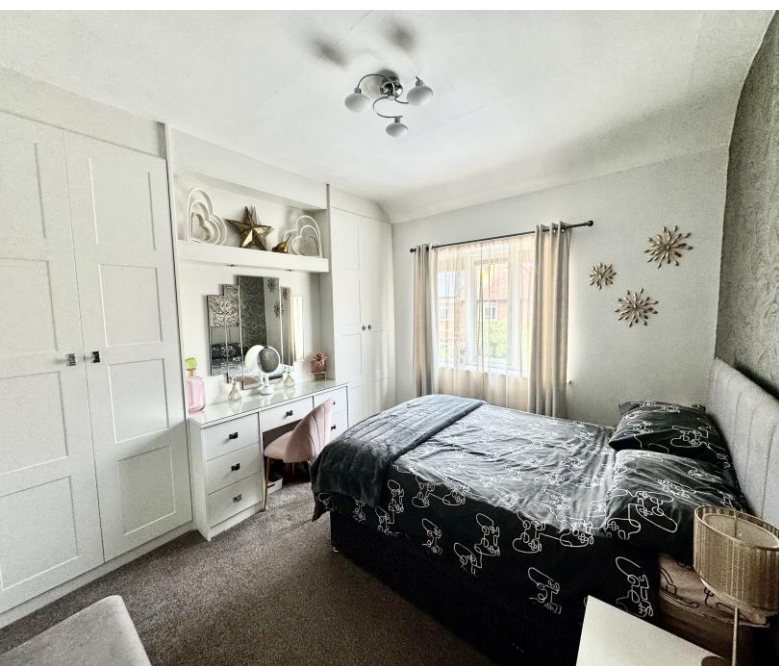
GARAGE: fitted base units, worktop, plumbed for automatic washing machine, double hinged garage doors to front drive



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: double glazed, stained leaded light window, impressive, spacious landing area, cornice to ceiling,

BEDROOM ONE: (front): 11'7 x 10'6, (3.53m x 3.20m), including depth of stunning, contemporary fitted wardrobes, contemporary radiator, double glazed window

BEDROOM TWO: (rear): 11'5 x 10'5, (3.48m x 3.18m), attractive fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 16'1 x 9'6, (4.90m x 2.90m), an extended, large double, third bedroom with two double glazed windows, fitted wardrobes, vertical radiator, loft access with pull down ladders, we understand that the loft is mostly boarded for storage purposes

FAMILY SHOWER ROOM: 7'6 x 7'5, (2.29m x 2.26m), a luxurious, re-fitted shower room, showcasing a walk-in shower cubicle with chrome shower, vanity sink unit with mixer taps, and marble top, low level w.c. with recessed flush, fully tiled walls, panelled ceiling with spotlights, vertical radiator, double glazed window, marble flooring

EXTERNALLY: a tranquil oasis awaits you in this gorgeous, landscaped garden, enclosed, with artificial lawn, patio area, well stocked, mature borders. To the front is a spacious, paved, double width driveway and access into the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

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

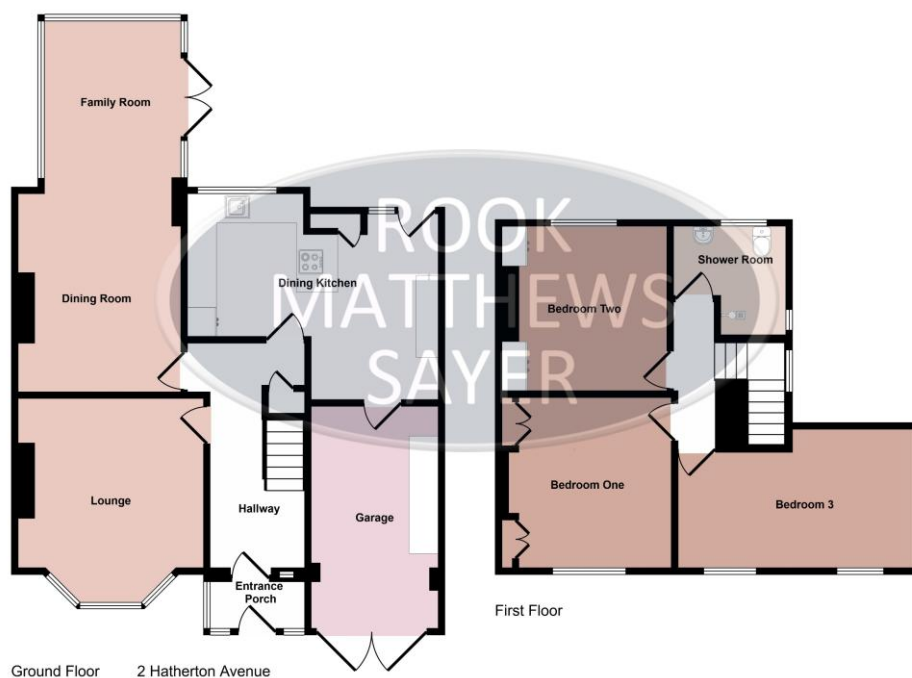
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC

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