



The Broadway | North Shields | NE30 3DG

£380,000

This attractive semi-detached family home is set within one of Cullercoats' most desirable residential locations, offering generous accommodation, original character features and a warm, welcoming atmosphere throughout. Arranged over two spacious floors, the ground floor begins with a spacious entrance hallway which provides access to all principal rooms and the staircase to the first floor. There are two impressive reception rooms, both flooded with natural light and offering flexible living and dining options, ideal for family life and entertaining. The kitchen is fitted with a range of units, contrasting work surfaces, oven and gas hob, providing a practical and functional workspace with scope for future modernisation. To the first floor, the accommodation continues with three well-proportioned bedrooms, two of which benefit from built-in wardrobes, offering excellent storage. The family bathroom is a generous size and is fitted with a walk-in shower, pedestal wash basin and low-level WC, creating a comfortable and well laid out space. Externally, the property enjoys an attached garage, a substantial front garden with driveway parking, and a rear garden that provides an excellent outdoor space for relaxing, entertaining or family use. The overall sense of space, traditional charm and superb location combine to create a wonderful opportunity to acquire a home with great potential. Cullercoats itself is renowned for its beautiful beaches, dramatic coastline and strong community feel. Ideally positioned between Tynemouth and Whitley Bay, the area benefits from a wide range of independent cafés, shops and amenities, excellent transport links including the Metro, highly regarded schools and a vibrant arts scene, all contributing to a relaxed and highly desirable coastal lifestyle



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ENTRANCE HALLWAY: Part glazed entrance door with surrounding windows, radiator, stairway to first floor, door to:

FRONT RECEPTION ROOM 12'1" x 13'3" (3.68m x 4.04m) Plus bay: Double glazed windows, radiator, ceiling coving.

REAR RECEPTION ROOM 14'6" x 13'2" (4.42m x 4.01m): glazed door and windows to the rear garden, feature fireplace, radiator, ceiling coving.

KITCHEN 10'11" x 7'5" (3.33m x 2.26m): Incorporating a range of base and drawer units, integrated electric oven, integrated gas hob, gas combi boiler.

LANDING: Frosted double glazed window which floods the space with natural light, loft access hatch, door to:

BEDROOM ONE 15'3" x 10'7" (4.65m x 3.23m) Plus built in wardrobes and bay: Double glazed windows, radiator.

BEDROOM TWO 14'8" x 10'6" (4.47m x 3.20m) Plus built in wardrobes and bay: Double glazed windows, radiator.

BEDROOM THREE 10'6" x 8'2" (3.20m x 2.49m) Plus bay: Double glazed windows, radiator.

BATHROOM 8'6" x 8'3" (2.59m x 2.51m): Frosted double glazed windows, shower cubicle with electric shower, pedestal basin, low level cistern W.C., radiator.

GARAGE 21'8" x 15'0" (6.60m x 4.57m): A convenient double garage with up and over door to front drive and doorway to the garden.

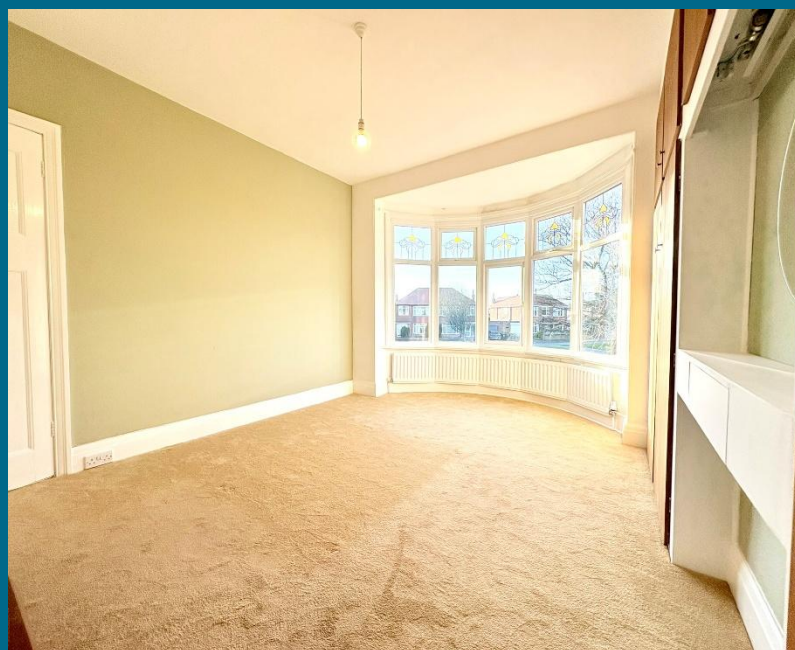
EXTERNALLY: A beautiful rear garden which benefits from seating areas as well as a lawned area. To the front there is a driveway with access to garage for off street parking and a spacious lawned area.

For any more information regarding the property please contact us today

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whitleybay@rmsestateagents.co.uk

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Sayer





PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

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: D

EPC RATING: D

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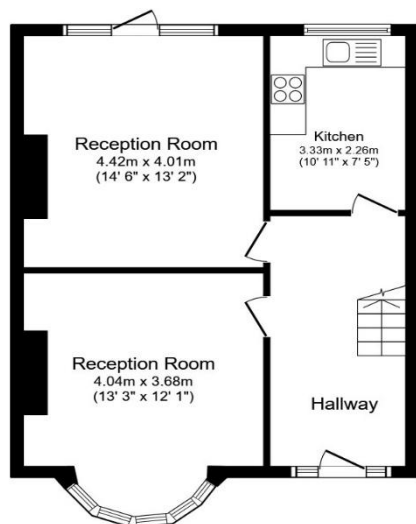


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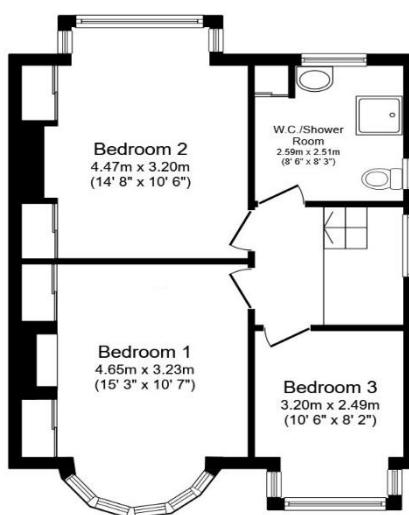
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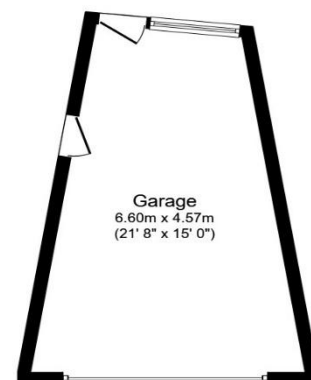
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Floor area 53.8 sq.m. (579 sq.ft.)



First Floor
Floor area 52.3 sq.m. (563 sq.ft.)



Garage
Floor area 22.8 sq.m. (245 sq.ft.)

Total floor area: 128.9 sq.m. (1,387 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.