



Dove Row | Cullercoats | NE30 4QP

**£245,000**

Set within a tucked-away residential position, this is a home that quietly benefits from its proximity to the coast with the seafront sitting just at the end of the street. Internally, the layout is straightforward and functional, offering a good balance of space across both floors. The main living room sits to the rear of the property a generous space flooded with natural light. Alongside this, a separate dining room provides flexibility as either a formal dining space or additional reception room with direct access out to the garden, allowing for an easy connection between inside and out. The kitchen is fitted with a range of units and work surfaces, arranged in a practical layout. A ground floor WC adds a useful additional feature. Upstairs, there are three bedrooms, all offering usable proportions, along with a bathroom positioned off the landing. Externally, the rear garden combines a paved seating area with lawn and outbuilding for storage, creating a manageable outdoor space. The location is a key feature, a quieter residential position within Cullercoats, with the coastline, local amenities, schools and transport links all within easy reach.

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### Three-bedroom home

**Great Location for Local shops, Cafes and Transport**  
**Enclosed Rear Garden with Patio and Lawn**  
**Spacious Rear Lounge**

### Downstairs W.C

**Dining Room with Access to Garden**  
**Short Walk from Cullercoats Coastline**  
**Generous Natural Light Throughout**

For any more information regarding the property please contact us today

**ENTRANCE HALL:** Entrance door, stairway to first floor, radiator, storage cupboards, door to:

**GROUND FLOOR WC:** Low level WC, wash hand basin, double glazed window.

**KITCHEN 9'5" x 8'4" (2.87m x 2.54m):** Fitted wall and base units, work surfaces, basin with tap, electric hob & oven, cooker hood, plumbing for washer, double glazed window, radiator, doorway to:

**DINING ROOM 8'4" x 12'4" (2.54m x 3.76m):** Double glazed window and door to rear garden, radiator, storage cupboard, doorway to:

**LOUNGE 12'7" x 12'1" (3.84m x 3.68m):** Double glazed window, radiator, door to:

**LANDING:** Storage cupboards, door to:

**BEDROOM ONE 15'6" x 8'5" (4.72m x 2.57m):** Double glazed window, radiator.

**BEDROOM TWO 15'7" x 6'9" (4.75m x 2.06m):** Double glazed window, radiator.

**BEDROOM THREE 5'8" x 12'5" (1.73m x 3.78m):** Double glazed window, radiator.

**BATHROOM 5'8" x 6'8" (1.73m x 2.03m):** Panelled bath with shower over, wash hand basin, W.C, double glazed window, tiled walls.

**EXTERNALLY:** Enclosed Westerly rear garden incorporating paved patio area and lawn, fenced boundaries, rear access gate.

**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.

**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.



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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None. FTTP available

Mobile Signal Coverage Blackspot: Yes, awaiting a new phone mast to be erected in the area

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

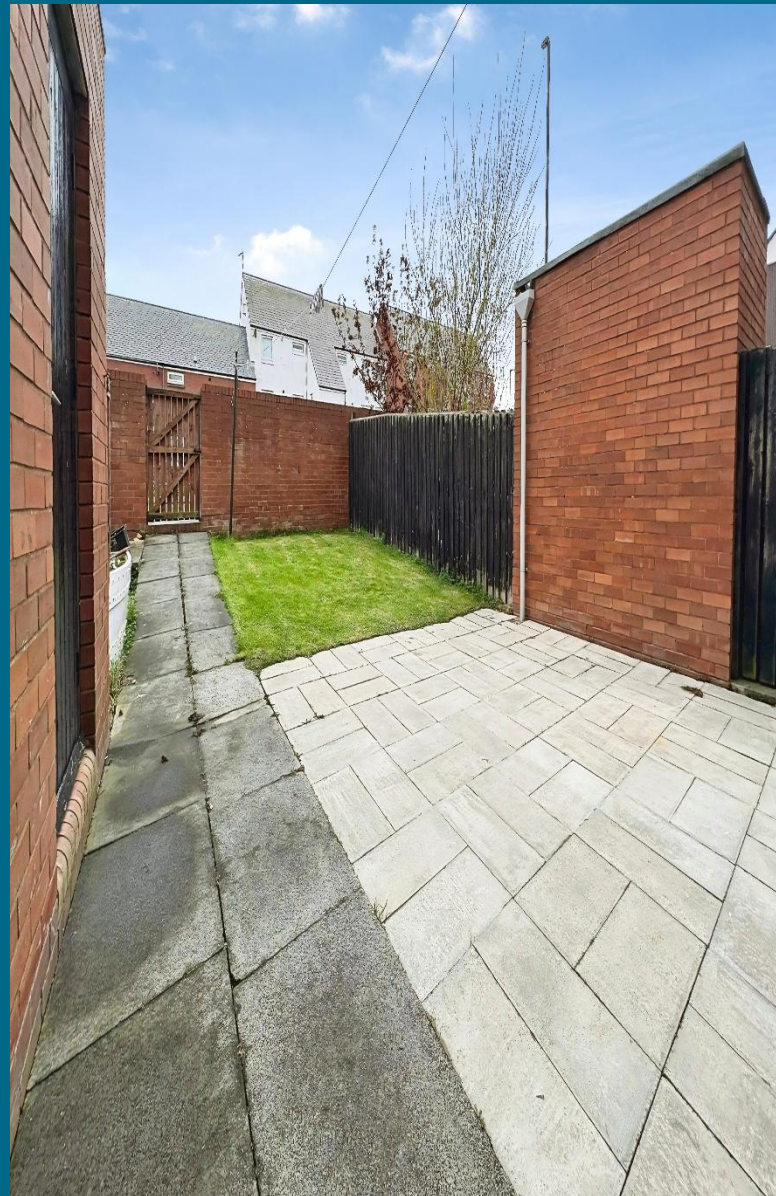
#### TENURE

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: A

EPC RATING: C

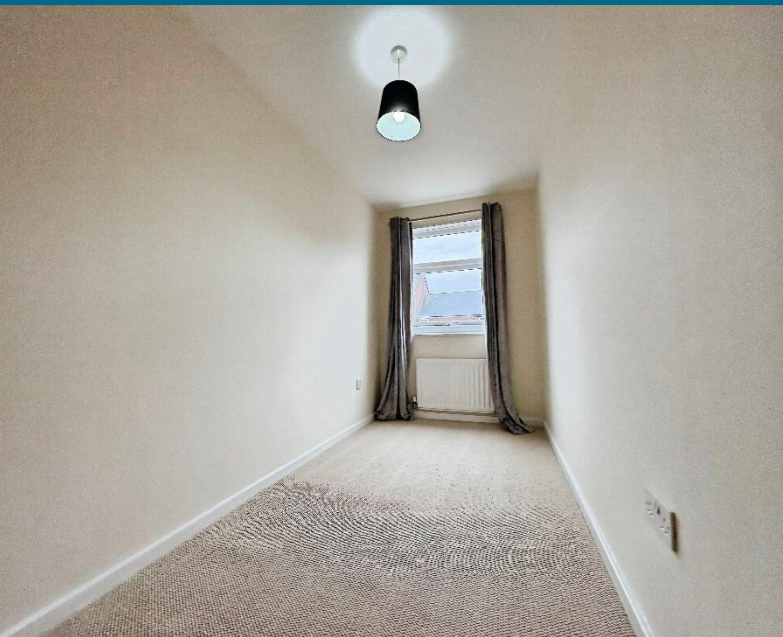
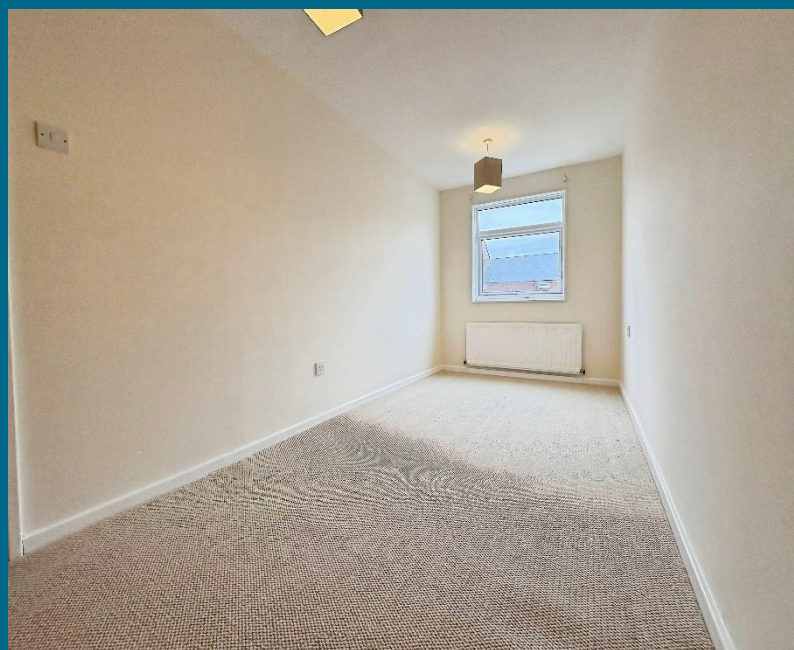
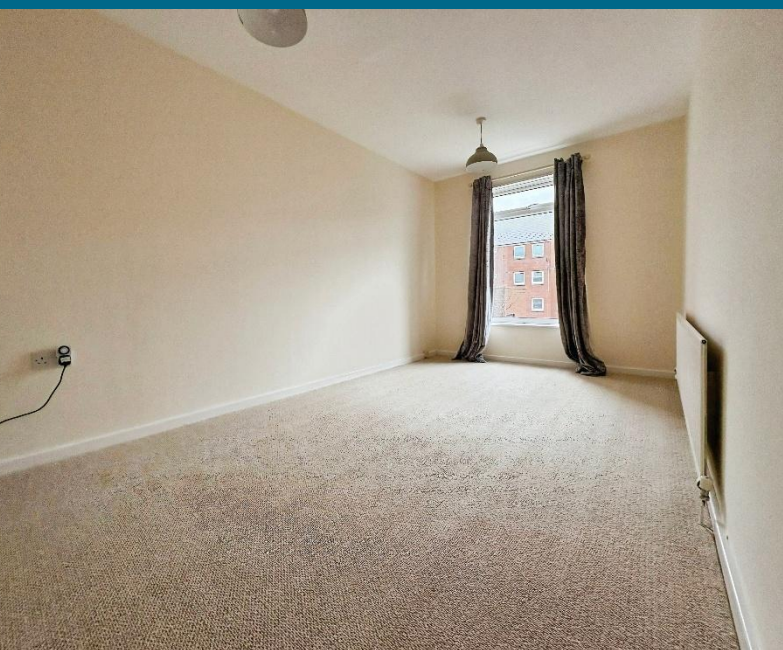
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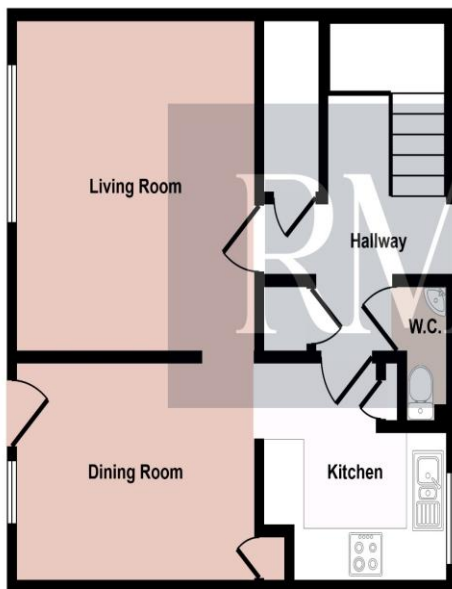
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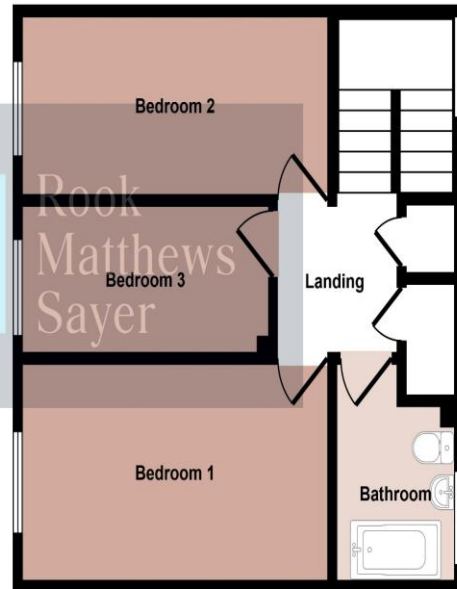
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor