

Seacrest Avenue | Cullercoats | NE30 3DP

£440,000

A Fabulous Family Home in the Heart of Cullercoats Situated within a quiet cul-de-sac on one of Cullercoats' most sought-after residential streets, this outstanding 1930s semi-detached family home has been beautifully maintained and enhanced to an exceptional standard throughout. Ideally positioned within the catchment area for highly regarded local schools and just a short walk from Cullercoats Beach, the Metro station, Whitley Bay town centre and a range of local amenities, the location is truly second to none. A particular highlight of the property is the stunning south-westerly facing rear garden, lovingly designed and landscaped to create a wonderful outdoor haven. Featuring manicured lawns, paved patio areas, well-stocked borders bursting with colour, a potting shed and a variety of mature planting, it provides the perfect setting for both relaxation and entertaining. Internally, the home offers elegant, spacious and tastefully presented accommodation. The welcoming entrance porch leads into an impressive hallway, with access to a convenient ground floor cloakroom/WC. The beautiful lounge features an exposed chimney breast with recessed multi-fuel stove, creating a warm and inviting focal point. Flowing seamlessly from the lounge is the delightful front dining room, complete with a feature fireplace, living flame fire and attractive bay window. The charming conservatory enjoys lovely views over the garden and features a striking gable end design. Perfect for entertaining, it connects effortlessly with both the lounge and the stylish breakfasting kitchen, which benefits from a range of integrated appliances. A separate utility room provides additional practicality and leads through to the partially converted garage area. To the first floor are three well-proportioned bedrooms, two of which benefit from fitted storage, together with a beautifully appointed family bathroom featuring a separate shower cubicle. The impressive second-floor conversion has created a superb principal bedroom suite, flooded with natural light thanks to its dual-aspect design and complemented by a luxurious en-suite shower room. Externally, there is a front garden and a recently re-laid driveway providing off-street parking, leading to the garage with electric roller door.

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Fabulous, Extended, 1930's Semi Detached Family Home

Stunning, South-Westerly Rear Garden

Within Catchment for Popular Schools, Close to Metro and Beach

Entrance Porch, Hallway, Downstairs Cloaks/wc.

Two Separate Reception Rooms, Multi Fuel Stove Fire

Re-Laid Driveway and Partially Converted Garage

Family Breakfasting Kitchen, Utility Room

Luxurious Bathroom and En-Suite Shower Room

Double Glazed Entrance Door to:

ENTRANCE PORCH: Victorian style, tiled floor, double glazed windows, door through to:

ENTRANCE HALLWAY: turned feature staircase up to the first floor, small under-stair cupboard, wood floor, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: hand washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, double glazed window, radiator

LOUNGE: (rear): 15'10 x 11'2, (4.83m x 3.40m), with measurements into alcoves, gorgeous lounge with exposed brick chimney breast and recess, multi-fuel stove fire, hearth, downlighters, wood floor, radiator, door to kitchen, double glazed French doors with integral blinds into the conservatory, through to:

DINING ROOM: (front): 14'3 x 11'7, (4.34m x 3.53m), with measurements into feature double glazed bay window, stunning feature fireplace with cast iron, arch fireplace and gas, coal effect fire hearth, radiator, wood floor

CONSERVATORY: (rear): 12'9 x 10'5, (3.89m x 3.18m), fabulous conservatory overlooking and opening via double glazed French doors out to the garden area, wood effect laminate, Apex peak, through to:

BREAKASTING KITCHEN: (rear): 13'3 x 9'7, (4.04m x 2.92m), stylish family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated dishwasher, electric oven, gas hob, stainless steel cooker hood, double sink unit with mixer taps, breakfast bar, spotlights to ceiling, high gloss tiled floor, pantry cupboard, double glazed window, radiator, door to:

UTILITY ROOM: 6'8 x 6'4, (2.03m x 1.93m), single drainer sink unit with mixer taps, combination boiler, recessed storage area with plumbing for automatic washing machine, fitted wall unit, cushioned floor, door to partially converted garage area

FIRST FLOOR LANDING AREA: leaded window, turned staircase up to the second floor, door to:

FAMILY BATHROOM: Beautiful, re-fitted bathroom, comprising of, bath with hot and cold mixer taps and shower spray, half pedestal washbasin with mixer taps, separate shower cubicle with chrome shower, low level w.c. with push button cistern, two double glazed windows with fitted shutters, spotlights to ceiling, tiled floor, tiled splash backs and shower area, chrome radiator

BEDROOM TWO: (front): 13'3 x 10'0, (4.04m x 3.05m), into double glazed bay window, radiator, fitted wardrobes and desk

BEDROOM THREE: (rear): 11'3 x 8'8, (3.43m x 2.64m), excluding depth of fitted, mirrored wardrobes, double glazed window with fitted window shutter, radiator

BEDROOM FOUR: (front): 7'6 x 7'2, (2.29m x 2.18m), laminate flooring, radiator, double glazed window

SECOND FLOOR LANDING AREA: Velux window, storage cupboard, door to:

BEDROOM ONE: (dual aspect): 18'0 x 10'7, (5.49m x 3.22m), some restricted head room, a beautifully presented principal bedroom incorporating a dressing area, large Velux window and double-glazed window to the rear with fitted shutter, radiator, storage into eaves, door to:

EN-SUITE SHOWER ROOM: 9'11 x 5'0, (3.02m x 1.52m), a luxurious en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, chrome ladder radiator, double glazed window with fitted shutter, spotlights to ceiling

EXTERNALLY: A beautifully designed and thought-out rear garden, with a wonderful South-Westerly aspect. Incorporating patios, lawn, borders, stocked and nurtured with shrubs, flowers, hedging, trees and so much more, potting shed, outside tap. To the front of the property is further lawn and borders, recently re-laid driveway, electric roller door into the partially converted garage, perfect for storage and bikes

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For any more information regarding the property please contact us today

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Partially Converted Garage/Driveway

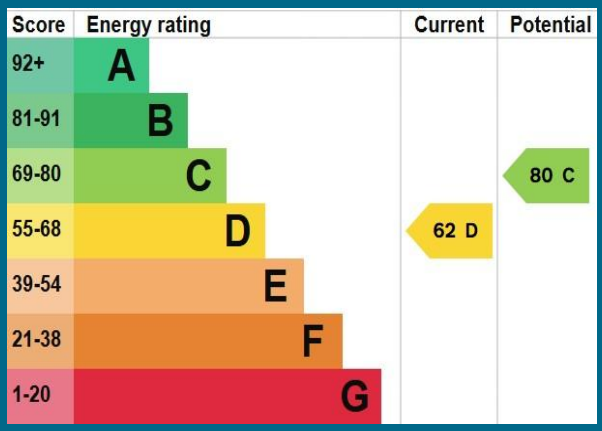
MINING
The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C



WB4155.AI.DB.02.11.2026 V.1

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.

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