


SIGNATURE

NORTH EAST

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 Hudleston, Cullercoats NE30 4QS

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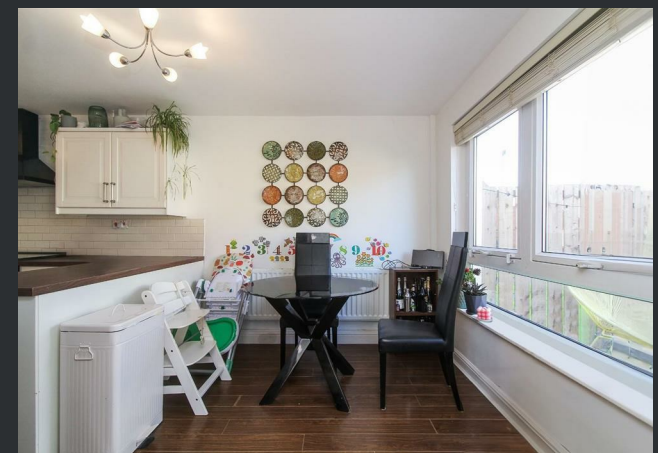
Offers Over £260,000

Signature North East are delighted to welcome this stunning 3-bedroom terraced house to the market, located in the charming area of Cullercoats. Boasting a fantastic location, this property offers generous rooms and is in close proximity to the beautiful coast. Perfect for families, it is situated right next to Cullercoats Metro Station and Cullercoats Primary School, which is only a five-minute walk away. Enjoy the convenience of living near Cullercoats Bay and a variety of local amenities including independent coffee shops, bars, and restaurants—ideal for late-night bites.

Upon entering, you are greeted by a central hallway that provides access to a convenient W.C. and ample storage space for all your belongings. The first step leads you to a large living room, which offers ample space for desired furnishings and is illuminated by a large, bright window. The open plan kitchen and dining area can comfortably accommodate a dining table. The kitchen is well-equipped with attractive wall and base units, complemented by sleek countertops. From here, you can access the rear garden. Additionally, the kitchen boasts integrated appliances, including a brand-new dishwasher installed in December 2023 and an integrated washing machine.

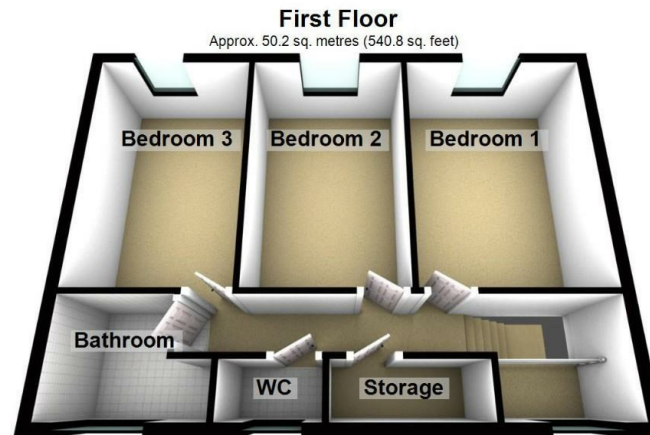
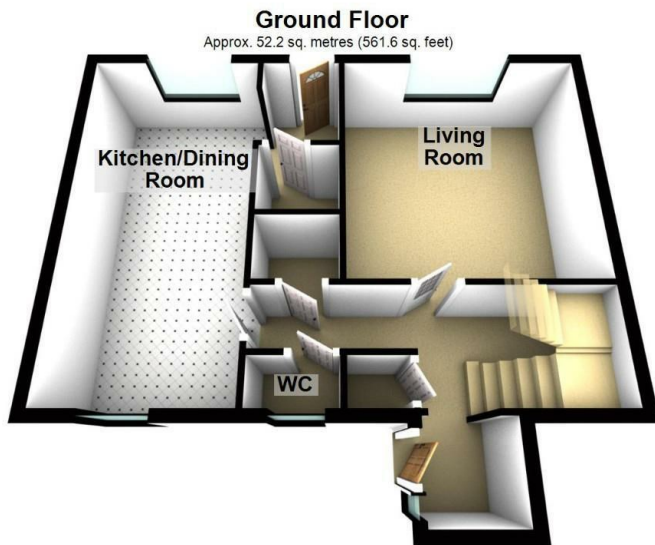
Continuing your journey to the first floor, you will discover three generously sized bedrooms, each capable of easily accommodating a double bed along with any furnishings. This floor is completed by a well-appointed bathroom featuring a bathtub, shower, hand basin, and a separate W.C. There is also an additional storage cupboard for your convenience.

Externally, this home offers a garden laid with lawn and an ample decking area, added to the property in November 2022 along with new fencing—perfect for outdoor furniture. The property also benefits from a private rear lane for parking. This beautiful house in Cullercoats is a perfect blend of comfort and convenience, offering an ideal setting for family living.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 102.4 sq. metres (1102.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'5" x 13'1"

Kitchen / Dining Room
19'7" x 9'4"

WC
4'4" x 2'4"

Bedroom One
13'5" x 9'10"


Bedroom Two
13'5" x 8'5"

Bedroom Three
13'5" x 8'6"

Bathroom
7'9" x 5'10"

WC
4'10" x 2'9"

Energy Efficiency Rating

| | Current | Potential |
|---|---------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |





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