

SIGNATURE

NORTH EAST

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📍 St. Oswins Avenue, North Shields NE30 4PH

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Asking Price
£389,950

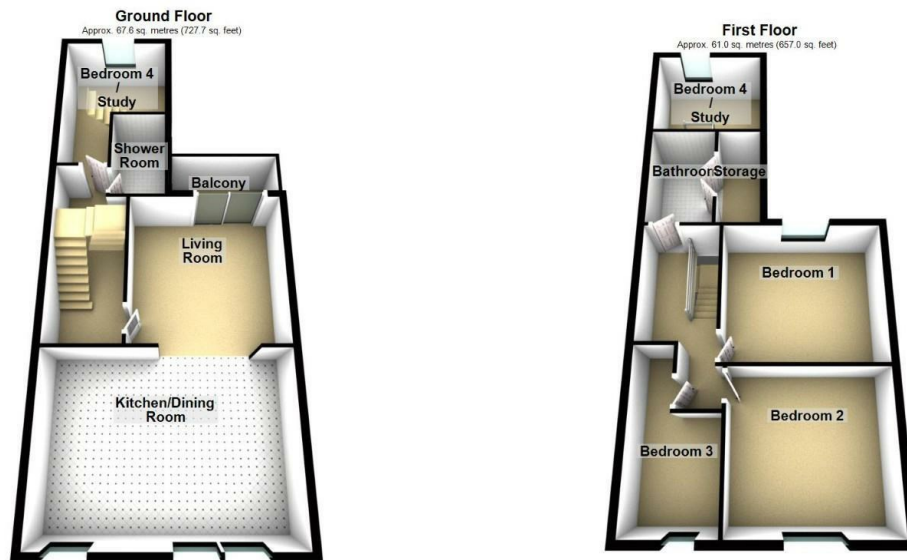
Signature North East is delighted to welcome this exceptional property to the market, located in the heart of Cullercoats. This 4-bedroom upper floor maisonette boasts a great location with generous rooms and close proximity to the beautiful Cullercoats Beach. With a direct route from the back gate of the property to the beach, it's less than a minute's walk away. Situated right next to Cullercoats Metro Station, this property offers perfect accessibility for travel around the coast or commuting into Newcastle City Centre. Families will find the location ideal, with Cullercoats Primary School just a 2-minute walk away. All local amenities are within walking distance, making this property highly desirable.

Upon entering, you are greeted by a central hallway leading to the large living room, which provides ample space for your desired furnishings. From here, access the balcony to enjoy beautiful sea views. The living room is bright and features a gorgeous fireplace, adding a cosy element to the room. The open-plan kitchen and dining area can accommodate a dining table and features another standout fireplace in the dining room. The kitchen offers abundant space with attractive wall and base units, complemented by sleek countertops, integrated appliances including a gas oven and hob, dishwasher, extractor fan, boiling water tap, microwave, and an American-style fridge freezer. This beautiful open-plan space is perfect for entertaining guests or family living. Additionally, this floor includes a stylish shower room with a walk-in shower, W.C., and hand basin, benefitting from underfloor heating. Completing this floor is bedroom 4, currently used as a home office/bedroom space, featuring a cosy mezzanine level and a quirky fireplace.



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

PROPERTY FLOORPLAN



Total area: approx. 128.6 sq. metres (1384.8 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
13'2" x 13'2"

Kitchen / Dining Room
19'11" x 14'2"

Bedroom One
13'2" x 11'8"

Bedroom Two
12'7" x 11'10"


Bedroom Three
13'6" x 6'11"

Bedroom Four / Study
14'1" x 9'11"

Bathroom
9'0" x 5'8"

Shower Room
8'7" x 4'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(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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