







- **Fantastic Family Home**
- **Close To Beach**
- **Conservatory**
- **Local Facilities**
- **Council Tax Band: D**
- **Exclusive Address**
- **Three Bedrooms**
- **Sunny Rear Garden**
- **Transport Links**
- **Call For More Information**







\*\* Video Tour on our YouTube Channel | <https://youtu.be/UGncEJ2qNtk>  
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Jan Forster Estates are delighted to welcome to the market this beautifully presented semi-detached family home, situated on the ever desirable The Broadway, in Cullercoats.

The accommodation briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge with bay window and feature fireplace, generous dining room with sliding doors opening to the spacious sunny conservatory, and a well-appointed kitchen-diner with floor and wall units and access to the integral garage. Off the landing to the first floor, you are presented with three bedrooms- bedroom one and two benefitting from built-in wardrobes, and a three-piece family bathroom WC with a shower head over the bath. Externally, there is a driveway to the front leading up to the attached garage and a small garden. To the rear, there is a beautiful sunny garden with lawn and decking- ideal for entertainment and alfresco dining during the long summer days.



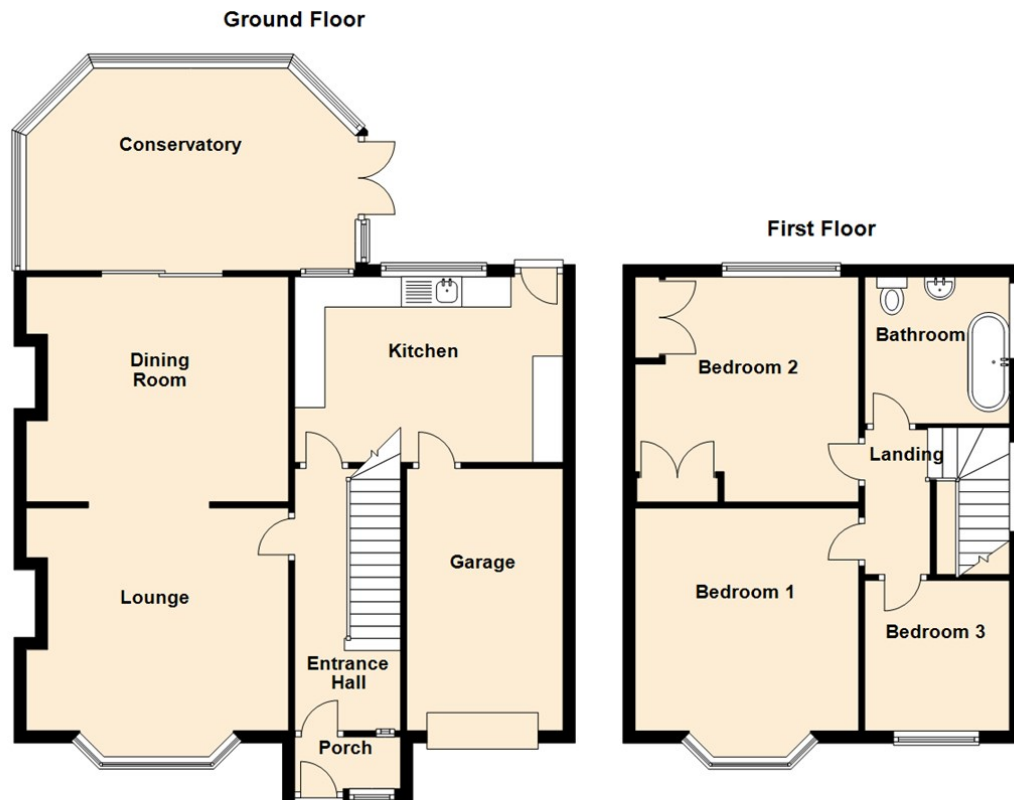
This enviable location is only a short distance from Tynemouth long sands beach, and a fabulous variety of local amenities are within easy reach- this includes shops, cafes, bars, and restaurants. A great market is also available in Tynemouth metro station, which has a wide variety of products and food. The A1058 Coast Road is close by, so you have a direct route to Newcastle city centre. There are great links to public transport facilities, including prime bus routes and the Metro service. For the growing family, the property is positioned close to very well-regarded schools.

This home must be viewed to appreciate the accommodation on offer. To book yours or for more information, please, call our branch on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: D



Lounge 15'5" x 12'4" (4.70 x 3.77)

Dining Room 12'5" x 12'4" (3.79 x 3.77)

Kitchen 14'4" x 11'5" (4.37 x 3.5)

Conservatory 17'3" x 10'7" (5.26 x 3.25)

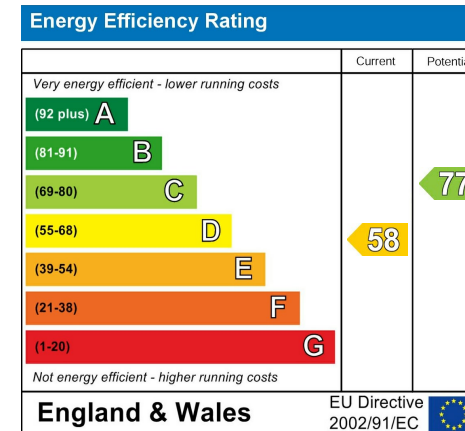
Bedroom One 15'3" x 8'5" (4.67 x 2.59)

Bedroom Two 12'4" x 8'7" (3.78 x 2.62)

Bedroom Three 8'7" x 7'8" (2.64 x 2.34)

## The difference between house and home

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