







- Semi Detached
- Three Bedrooms
- Off Street Parking
- Well Stocked Rear Garden
- Council Tax Band \*C\*
- Family Home
- Two Reception Rooms
- Ample Storage
- Freehold
- Walking Distance To Beach







This well presented, three-bedroom, semi-detached family home is located in a highly desirable Wansbeck Avenue in Cullercoats.

Cullercoats itself is a picturesque coastal village, known for its proximity to stunning beaches and a relaxed, friendly atmosphere. The area offers a unique combination of coastal charm and urban convenience, making it a highly sought-after location. With a range of independent shops, cafes, and eateries, as well as good local schools, it is an ideal place to raise a family. There are also excellent road and public transport links, offering easy access to Whitley Bay and Newcastle city centre.

Internally the property briefly comprises: - welcoming entrance hallway, leading to two bright and airy reception rooms, the front with a bay window and the rear with French doors leading to the garden. There is also a kitchen with fitted units and an integrated oven and hob. to the first floor there are three bedrooms, the main with a bay window and two with fitted wardrobes and there is a family bathroom WC with four-piece suite including a corner bath and separate shower. Further benefits include gas central heating and double glazing.



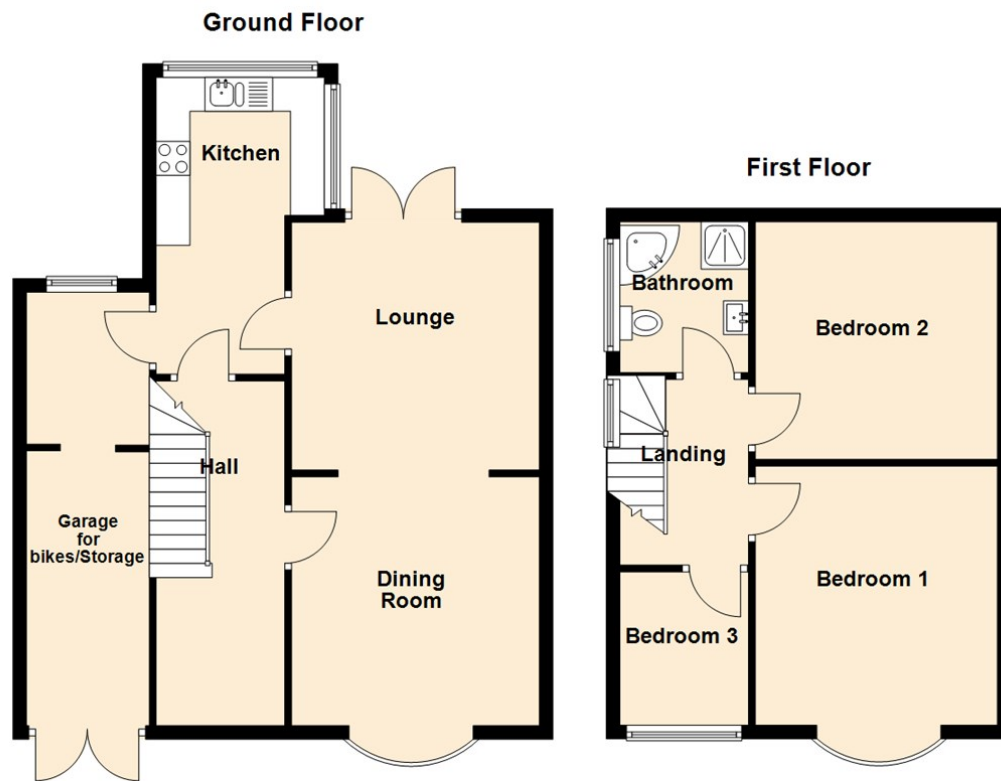
Externally there is a block paved driveway to the front, with space for two cars, leading to a small garage - ideal for bikes and storage. There is also a well-stocked rear garden with a lawn and planted borders. A perfect space to relax in the warmer months.

For more information and to arrange a viewing please contact our Coastal team 0191 257 2000.

#### Tenure

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

Council Tax band \*C\*.



Lounge 12'0" x 12'1" (3.66 x 3.70)


Dining Room 12'2" x 12'0" (3.72 x 3.67)

Kitchen 14'4" x 8'2" (4.39 x 2.49)

Bedroom One 11'1" x 12'0" (3.40 x 3.68)

Bedroom Two 11'1" x 12'0" (3.40 x 3.68)

Bedroom Three 7'3" x 7'2" (2.22 x 2.20)

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

## The difference between house and home

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