







3



2



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- Semi-Detached House
- Three Bedrooms
- Close To Beach
- Excellent Location
- Close To Transport Links
- Well-Presented Presented
- Ideal Family Home
- Freehold
- Local Facilities Nearby
- Council Tax Band \*C\*







\*\* Video Tours on our YouTube Channel |<https://youtu.be/EnIEj8WYZ4I>  
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Jan Forster Estates are delighted to welcome to the sale market this immaculately presented semi-detached house, located on Seacombe Avenue, in the seaside village of Cullercoats.

The property boasts an exceptionally central location, with the beach just a short stroll away. Residents will enjoy convenient access to a wealth of local amenities, including schools, shops, bars, and restaurants. Excellent public transport links are also available, with both metro and bus services providing direct connections to the surrounding coastal areas and Newcastle city centre. This combination of seaside proximity and urban convenience makes it an ideal setting for both relaxation and everyday living.

The tastefully decorated accommodation briefly comprises to the ground floor: welcoming entrance hall; bright and airy lounge with bay window and double doors opening to the stunning open plan kitchen which boasts fitted shaker style units, integrated appliances, centre island/breakfast bar, exposed brick chimney breast and French door access to the rear. On the first floor there are three good-sized bedrooms, the main with fitted wardrobes and there is a stylish refitted family bathroom WC with four-piece suite. Further benefits include gas central heating and double glazing.

Externally there is a garden and driveway to the front for off street parking, leading to the detached garage. There is also a delightful rear garden with a decked area, lawn, and patio area. a Perfect space to relax in the warmer months.

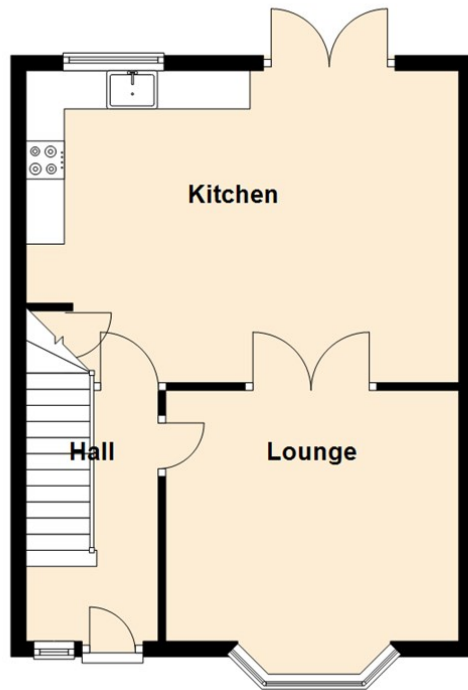
For more information and to book a viewing, please, call our coastal office on 0191 257 2000.

#### Tenure

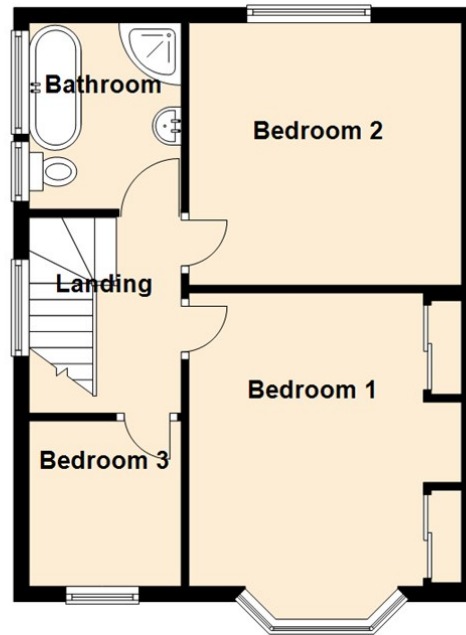
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.

Ground Floor



First Floor



Lounge 10'9" x 12'7" (3.29 x 3.84)

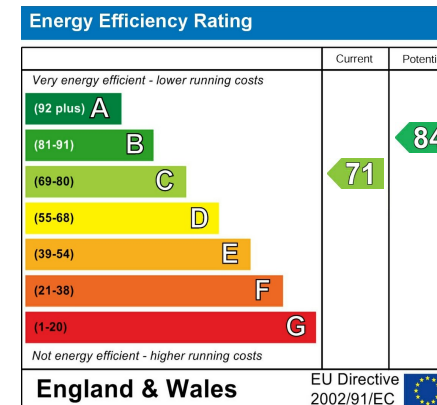
Dining Room 13'5" x 9'11" (4.09 x 3.04)

Kitchen 13'5" x 8'3" (4.09 x 2.53)

Bedroom One 10'11" x 9'6" (3.34 x 2.92)

Bedroom Two 11'3" x 9'7" (3.44 x 2.93)

Bedroom Three 7'1" x 6'11" (2.17 x 2.12)



## The difference between house and home

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