





- Sought After Location
- Stunning Family Home
- Four Bedrooms
- Two Bathrooms
- Extended Kitchen
- Driveway Parking
- Close to Beach
- Council Tax Band *D*
- Freehold
- Call For More Information





** Video Tour on our YouTube Channel | https://youtu.be/QDxF29wI_wU **

Jan Forster Estates are delighted to welcome to the market this stunning, four-bedroom semi-detached family home, positioned on The Broadway, a very desirable location in Cullercoats. The property is superbly presented throughout and is a real credit to the current owners.

Briefly comprising to the ground floor:- entrance porch, hallway, spacious living room with feature fireplace and bay window, and an extended, bright and airy kitchen dining room with fitted shaker-style units and complementing work surfaces, integrated appliances, breakfast bar, and bi-folding doors to the rear garden. There is also a handy utility room, ground floor WC and storage with garage door. To the first floor there are three good-sized bedrooms; the main with a bay window and fitted wardrobes and there is a lavish bathroom WC with four-piece suite including a feature bathtub. To the second floor is the fourth bedroom with Velux windows and a wet room. The property further benefits from gas central heating and double glazing.

Externally there is a garden and driveway to the front and a charming rear garden with a decked area leading down to the lawn; a perfect space for relaxing in the summer months.

This enviable location is only a few minutes drive or a 10 minute walk from Long Sands beach. King Edwards Bay is also within easy reach along with a fabulous variety of local amenities, including cafes, bars and restaurants. Public transport links are nearby including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

For more information and to book a viewing please call 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 *D*.





- Living Room 11'3" x 12'4" (3.44 x 3.77)
- Dining Room 15'4" x 12'4" (4.69 x 3.77)
- Kitchen 9'11" x 16'2" (3.03 x 4.95)
- Utility 7'6" x 8'5" (2.31 x 2.58)
- Main Bedroom 13'8" x 11'8" (4.19 x 3.57)
- Bedroom Two 12'8" x 11'8" (3.88 x 3.57)
- Bedroom Three 8'6" x 7'5" (2.61 x 2.27)
- Bedroom Four 15'9" x 10'9" (4.81 x 3.30)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

The difference between house and home

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