


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hatherton Avenue, Cullercoats NE30 3LG

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Offers Over £327,750

Signature North East is thrilled to present this remarkable two-bedroom semi-detached bungalow, nestled on a generous corner plot in the highly sought-after Hatherton Avenue in Cullercoats. This property has been recently redecorated throughout, creating a spacious and move-in-ready home in an ideal location. The surrounding area offers a wealth of useful amenities, including shops, eateries, strong road and transport links, and the added benefit of being only a short distance from the stunning coastline

Upon entering the home, you are welcomed through an entrance porch that leads to a bright hallway, providing access to the main rooms of the house. The first room you'll encounter is the dining room, offering ample space for your desired furnishings and versatile use. Connected to the dining room is the kitchen, featuring plenty of storage space with wall and base units. The kitchen also provides integral access to the garage. Next is the living room, boasting generous space for your desired furnishings and a large bow window that floods the space with natural light. A central fireplace adds to the cozy ambiance.

There are two well-proportioned bedrooms, both capable of accommodating a double bed and additional furnishings. Completing the home is the bathroom, equipped with a bath, shower, and sink, along with a separate w.c. for added convenience.

Externally, the property benefits from a paved court space with a pergola at the rear, creating a pleasant outdoor retreat. At the front of the property, you'll find a generous lawn space adorned with trees and shrubs, as well as a large driveway and garage, providing ample off-street parking.

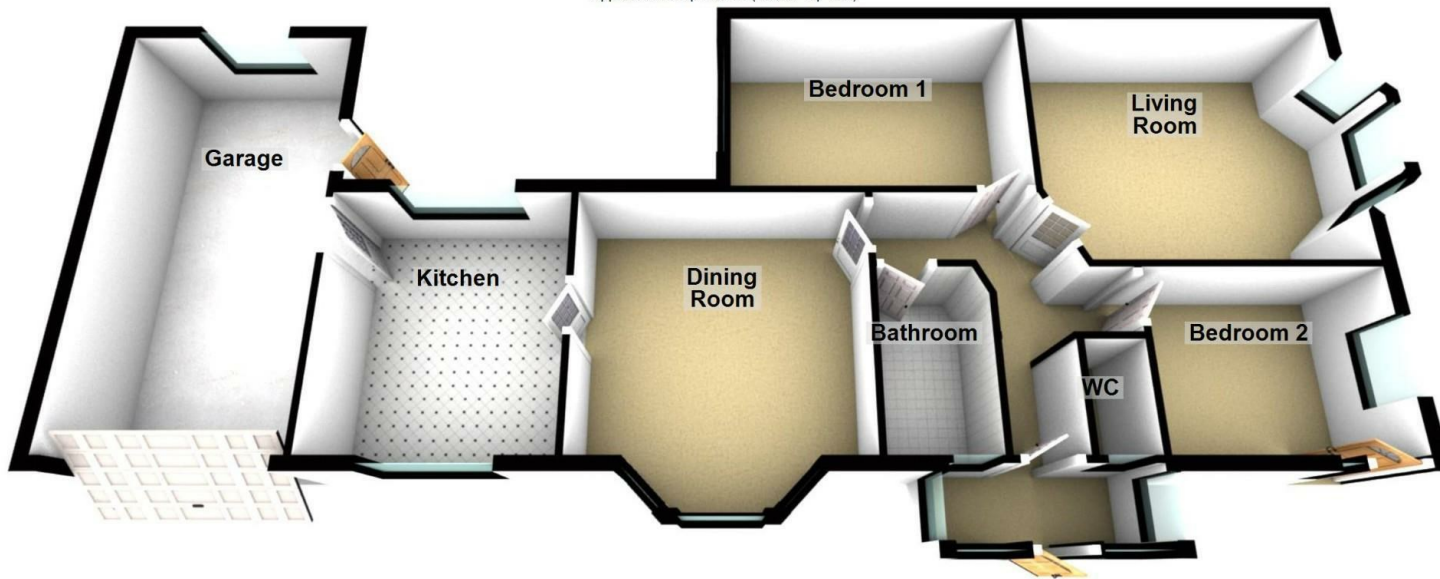
This property benefits from access to a spacious partially boarded and fully insulated loft.



PROPERTY FLOORPLAN

Ground Floor

Approx. 96.2 sq. metres (1035.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 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
16'2" x 12'4"

Dining Room
14'2" x 12'9"

Kitchen
11'7" x 10'7"

Bedroom One
13'7" x 8'9"

Bedroom Two
10'5" x 8'0"

Bathroom
8'4" x 4'9"

WC
4'10" x 2'9"

Garage
19'8" x 10'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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