



## John Street Cullercoats

A superbly located, period terrace family home, circa 1896. Just a short walk from the beautiful Cullercoats Bay, Metro and gorgeous coffee shops and eateries. Also, within the catchment area for popular local schools making it a perfect family home in a sought, after location. With excellent room sizes, entrance lobby, impressive hallway, front lounge with feature fireplace, separate family sitting and dining area with attractive stove fire and recessed fireplace, fitted family kitchen with integrated appliances, downstairs cloaks/wc. Generous first floor landing, master bedroom with fitted wardrobes providing ample hanging and storage space, three further bedrooms, two with mirrored wardrobes, contemporary and stylish family bathroom with separate shower cubicle. Enclosed, private rear town garden, artificial lawn with double gates for potential on-site parking, shed, (negotiable), front forecourt garden area. The property also benefits from external wall, under-floor and loft insulation. The windows and doors were renewed 3 years ago. Freehold property. EPC: B, Council Tax Band: A

# £320,000

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# John Street

## Cullercoats

Double Glazed Entrance Door to :

**ENTRANCE LOBBY:** Four double glazed windows allowing maximum light through to:

**ENTRANCE HALLWAY:** Impressive, light and airy hallway with staircase to the first floor, radiator, under-stair cupboard, door to:

**LOUNGE:** (front): 15'8 x 13'2, (4.78m x 4.01m), Front facing and spacious lounge with measurements into alcoves, attractive feature fireplace, two radiators, cornice to ceiling, double glazed window

**FAMILY ROOM/DINING AREA:** (rear): 20'0 x 12'1, (6.12m x 3.68m), Excellent sized family room and dining area with double glazed window overlooking the rear town garden, measurements into recess, feature recess and plinth, electric stove fire, radiator, radiator cover, door into:

**KITCHEN:** (rear): 12'5 x 7'0, (3.78m x 2.13m), Fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated double oven, gas hob, cooker hood, tiled floor, plumbed for automatic washing machine, tiled floor, double glazed window, fully tiled walls, through to:

**INNER HALLWAY:** Tiled floor, door to rear town garden, door to:

**DOWNSTAIRS CLOAKS/WC.:** Low level w.c., double glazed window, tiled floor and walls





**FIRST FLOOR LANDING AREA:** Large, spacious first floor landing with three large storage cupboards, radiator, door to:

**BEDROOM ONE: (front):** 14'1 x 9'9, (4.29m x 2.97m), Excluding depth of sliding mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed window

**BEDROOM TWO: (rear):** 12'2 x 7'8, (3.71m x 2.33m), Radiator, double glazed window, fitted mirrored wardrobes

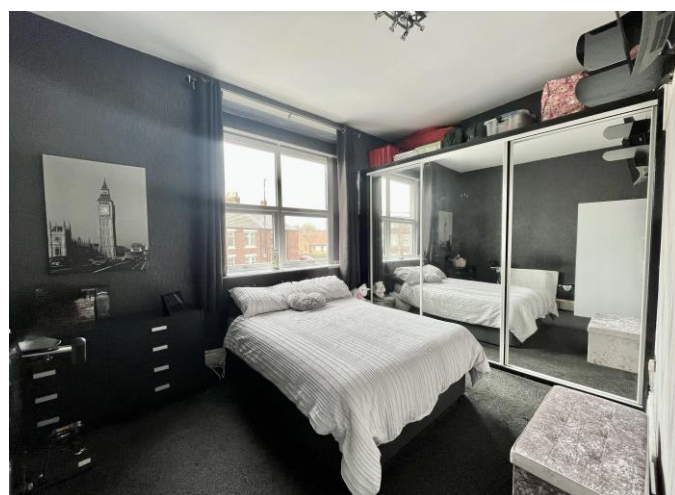
**BEDROOM THREE: (front):** 7'7 x 7'3, (2.31m x 2.21m), Radiator, double glazed window

**BEDROOM FOUR: (rear):** 12'2 x 7'8, (3.71m x 2.33m), Sliding mirrored wardrobes, radiator, double glazed window

**BATHROOM:** 9'8 x 7'4, (2.95m x 2.24m), Excellent sized, stylish and contemporary bathroom, comprising of, bath with chrome hot and cold controls, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, combination boiler, (we have been advised that this was renewed three years ago and is still under guarantee), panelled shower area, tiled floor and tiled splashbacks, panelled ceiling

**EXTERNALLY:** A most generous rear town garden with patio, artificial lawn, shed, double gates providing off street client

**TENURE:** Freehold: EPC: B, Council Tax Band: A





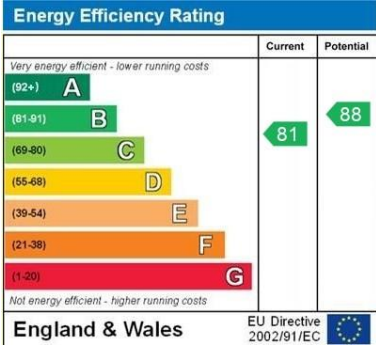
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: A**

**EPC Rating: D**

WB1894/AI/DD/04.05.2023/V.2



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