



Station Road Cullercoats

An outstanding, three story, period terrace family home, beautifully located in the heart of Cullercoats Village. With the beach, renowned for water-sports and family days out, promenade with gorgeous walks, cafe bars and restaurants on your doorstep, this property offers a wonderful outdoor lifestyle! Just a short walk to the Metro, sought after local schools and within close proximity to both Whitley Bay town centre or Tynemouth Village what's not to love! This spacious and versatile home has been substantially upgraded and elegantly styled throughout, retaining original features with a twist of contemporary design! Impressive vestibule and hallway, lounge with sash windows and multi fuel burning stove, double doors open through to the fabulous dining room, boasting a second multi-fuel burning stove and French doors out to the town garden. Stylish and modern kitchen with Range cooker, (negotiable), under-floor heating and recessed two tier lighting, separate utility room with access to the garden area. There are three bedrooms to the first floor, two with stunning fireplaces. The family bathroom offers complete luxury, showcasing a walk-in shower and freestanding bath. The second floor landing area has ample space and light to be utilised as a separate workspace required, 19'6 bedroom with dormer and Velux windows, separate contemporary shower room. Enclosed, private town garden with sunny aspect, large garage with electric roller door.

£400,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

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Composite Entrance Door to:

ENTRANCE VESTIBULE: Feature tiling to walls, wood effect flooring, cornice to ceiling, storage cupboard housing meters, door to:

ENTRANCE HALLWAY: An impressive hallway with feature arch and corbels, four pillar radiator, original, turned staircase to the first floor, under-stair cupboard, door to:

LOUNGE: (front): 14'9 x 14'8, (4.47m x 4.47m), with measurements into alcoves with shelving, two double glazed sash windows, feature cornice, picture rail, vertical radiator, recessed hearth, multi fuel burning stove, slate hearth, doors opening to:

DINING ROOM: (rear): 13'1 x 12'8, (3.98m x 3.86m), into alcoves, double glazed French doors opening out to the rear town garden, cornice to ceiling, picture rail, recessed fireplace with multi-fuel burning stove, slate hearth, plinth, engineered oak flooring, radiator

KITCHEN: (rear): 14'6 x 7'5, (4.41m x 2.26m), a fabulous, stylish kitchen incorporating a range of white base, wall and drawer units, high gloss worktops, Range cooker, (negotiable), contemporary cooker hood, plumbing for American fridge freezer, one and a half bowl sink unit with mixer taps, under-floor heating, two tier lighting, under counter lighting, combination boiler, double glazed window, engineered oak flooring, breakfast bar, brick effect tiling, radiator, through to:

UTILITY ROOM: 6'0 x 6'0, (1.82m x 1.82m), fitted base and wall units, high gloss worktops, plumbed for automatic washing machine, composite door out to the rear town garden and garage, tiled floor, chrome ladder radiator

HALF LANDING AREA: turned staircase to the first floor landing, door to:

BATHROOM: 13'9 x 8'2, (4.19m x 2.48m), a luxurious, re-fitted bathroom, perfect for pampering and relaxing. With a freestanding bath, floor fitted, freestanding taps and additional shower spray, large, double walk in shower cubicle with chrome shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, modern panelling to the shower area and stylish tiling, vertical ladder radiator, two tier lighting and spots, waterproof flooring, double glazed window

FIRST FLOOR LANDING AREA: ample under-stair storage, staircase to the second floor, door to:



BEDROOM ONE: (front): 14'9 x 12'3, (4.49m x 3.73m), with measurements into alcoves, beautiful cast iron fireplace with Welsh green slate tiled inset, two double glazed sash windows with panelling under, four pillar radiator, cornice and picture rail

BEDROOM TWO: (rear): 13'3 x 12'2, (4.03m x 3.70m), into alcoves, stunning fireplace with cast iron feature arch fire, double glazed window, vertical radiator, cornice and picture rail

BEDROOM THREE: (front): 10'5 x 6'4, (3.17m x 1.85m), radiator, double glazed window

SECOND FLOOR LANDING AREA: An excellent space, currently being utilised as an office/study area, large Velux window, laminate flooring, door to:

BEDROOM FOUR: (dual aspect): 19'6 x 10'5, (5.94m x 3.17m), maximum measurements, superb sized bedroom with three Velux windows allowing maximum light into the room, laminate flooring, radiator, storage into the eaves

SHOWER ROOM: (rear): Fabulous shower room, comprising of, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c., radiator, Velux window, tiled floor, tiling to shower area

EXTERNALLY: Enclosed and private rear town garden with sunny aspect, paved patio, steps up to double glazed door into the garage with measurements of, 19'7 x 10'9, (5.96m x 3.07m), electric roller door, power, lighting and storage

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

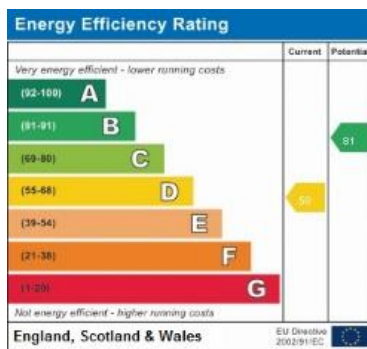
TENURE

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: B

EPC RATING: D





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16 Branches across the North-East

