



Deepdale Road | Cullercoats | NE30 3AN

**Guide Price: £300,000**

For sale by online Auction: Option 2

11<sup>th</sup> December 2025

[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Highly sought after, extended family semi-detached home on this fabulous street close to excellent schools, Metro, Cullercoats beach and amenities. In need of some updating, you will love the blank canvas and size of the rooms on offer. Entrance porch, spacious hallway, downstairs cloaks/w.c., front facing lounge with feature bay window, extended dining kitchen overlooking the garden area, family breakfasting kitchen with integrated appliances, utility room, access to both the garage and garden areas. Split level, spacious landing, with four generous bedrooms, three large doubles, the principal bedroom with feature bay window. Family bathroom with separate w.c. Large, South facing rear garden, front driveway and garage. The property also benefits from a new combi boiler and new front and rear upvc doors, installed in 2025, No onward chain.

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**Sought After, Extended Semi**

**Close to Excellent Schools**

**Downstairs w.c.**

**Kitchen and Utility**

**Fabulous Location**

**Walking Distance to Beach and  
Metro**

**Two Reception Rooms**

**Four Bedrooms, Southerly  
Garden**

Double Glazed Entrance Door to:

ENTRANCE PORCH: wood floor, double glazed windows, door to:

ENTRANCE HALLWAY: spacious hallway with turned staircase up to the first floor, under-stair cupboard, radiator, delft rack, door to:

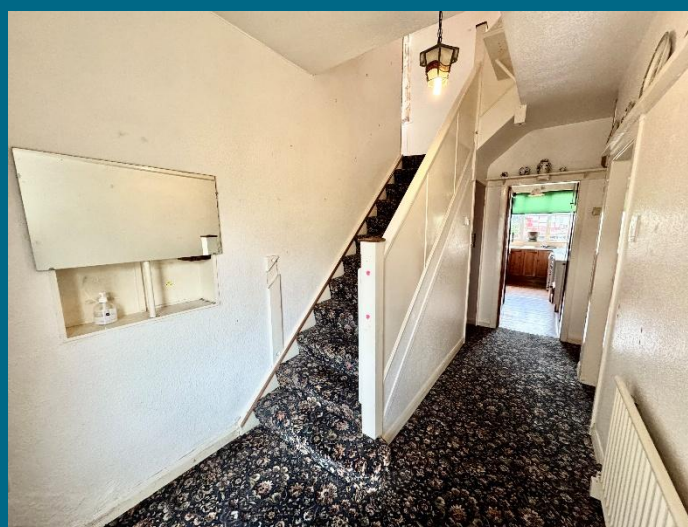
LOUNGE: (front): 15'2 x 12'9, (4.62m x 3.89m), into feature bay window and alcoves, radiator, coving to ceiling

DINING ROOM: (rear): 19'4 x 11'8, (5.89m x 3.56m), extended dining room, maximum measurements, radiator, window overlooking rear garden

BREAKFASTING KITCHEN: 16'1 x 6'9, (4.90m x 2.06m), incorporating a range of base, wall and drawer units, roll edge worktops, integrated double electric oven, gas hob, single drainer sink unit with mixer taps, double glazed window, radiator, door to:

UTILITY ROOM: 8'6 x 5'3, (2.59m x 1.60m), Belfast sink, plumbed for automatic washing machine, tiled floor, window, door to:

GARAGE: 17'1 x 8'0, (5.21m x 2.44m), roller door



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**FIRST FLOOR LANDING AREA:** split level landing with single glazed window, door to:

**BATHROOM:** bath, electric shower, pedestal washbasin, cupboard housing combination boiler, window

**SEPARATE W.C.:** Low level w.c. with push button cistern, double glazed window, half tiled walls

**BEDROOM ONE:** (front): 15'2 x 10'6, (4.62m x 3.20m), into double glazed bay window, excluding depth of two double wardrobes, radiator

**BEDROOM TWO:** (rear): 12'0 x 12'0, (3.66m x 3.66m), into alcoves, fitted storage to one alcove, single glazed window, radiator

**BEDROOM THREE:** (front): 8'4 x 8'1, (2.54m x 2.46m), radiator, fitted storage over stairs, double glazed window

**BEDROOM FOUR:** (front): 11'7 x 7'9, (3.53m x 2.16m), sink, radiator, double glazed window

**EXTERNALLY:** private and enclosed rear garden with lawn and patio, front driveway and garage

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Mobile Signal Coverage Blackspot: No

Broadband: None

Parking: Garage/Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **AGENTS NOTE**

This property is subject to grant of probate. Please seek an update from the branch regarding potential time frames involved

#### **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: D**

#### **EPC RATING: D**

WB3324.AI.DB.16.09.2025.V.1



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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