



Sunlea Avenue | Cullercoats | NE30 3DS

£415,000

Just wow!! We adore this fabulous, extended semi-detached property with the most beautiful, large, Westerly rear garden! Close to excellent local schools, amenities, Metro, bus routes and Cullercoats bay/beach Sunlea Avenue offers a wonderful location if you really enjoy everything on your doorstep and a great outdoor life. Immaculate throughout with an impressive entrance porch and hallway, stunning lounge with feature bay and multi-fuel burning stove, extended family dining kitchen with central island, stylish and contemporary units with integrated appliances, rear lounge with living flame fire and French doors overlooking and opening out to the garden, utility room, downstairs cloaks/w.c., part converted garage. Spacious landing area, three excellent sized bedrooms, two with fitted wardrobes, the principal with bay window. Gorgeous re-fitted bathroom with separate shower cubicle. You will fall in love with the outside space on this beautiful home. Boasting a Westerly aspect which has been clearly loved and nurtured over the years. With patios, lawn, well stocked borders, shed and pond. Block paved driveway to the front and lawned area. Best be quick!

RMS | Rook
Matthews
Sayer



3



2



2

Outstanding, Extended Family Semi

**Large, Westerly Rear Garden,
Beautifully Landscaped**

**Excellent Local Schools, Metro and
Close to the Beach**

**Lounge with Feature Bay and Multi-
Fuel Burner**

**Open Plan Dining Kitchen with
Central Island and Appliances**

**Stunning Rear Lounge with French
Doors and Living Flame Fire**

**Utility Room, Downstairs w.c., Part
Converted Garage**

**Three Bedrooms, Two With Fitted
Wardrobes**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door with half glazed leaded insert to:

ENTRANCE HALLWAY: Impressive, light and airy hallway with spindle staircase up to the first floor, under-stair cupboard, meter cupboard, radiator, laminate flooring, double glazed window, through to:

LOUNGE: (front): 14'11 x 12'0, (4.55m x 3.66m), into alcoves and double - glazed bay window, fitted shelving to alcove, plinth, exposed brick recess, multi-fuel stove fire, slate hearth, radiator, picture rail, cornice to ceiling

REAR LOUNGE: 14'11 x 12'0, (4.55m x 3.66m), into alcoves, double glazed French doors opening out to the rear garden, wood effect flooring, cast iron feature fireplace with gas, living flame fire, radiator, open through to:

DINING KITCHEN: 13'06 x 13'09, (3.96m x 3.96m), a stunning, extended and re-fitted kitchen, incorporating a range of stylish base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, gas hob, dishwasher, one and a half bowl sink unit with mixer taps, under-unit and plinth lighting, spotlights to ceiling, Velux window, vertical radiator, brick effect tiling, contemporary wood effect flooring, door to:

UTILITY AREA: plumbed for automatic washing machine, panelling to ceiling, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with push button cistern, hand washbasin

FIRST FLOOR LANDING AREA: spacious landing with double glazed window, coving to ceiling

BEDROOM ONE: 15'0 x 9'0, (4.57m x 2.74m), into double glazed bay window and excluding depth of contemporary, sliding mirrored wardrobes, providing ample hanging and storage space, radiator

BEDROOM TWO: (rear): 12'0 x 10'0, (3.66m x 3.05m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 7'0 x 7'0, (2.13m x 2.13m), radiator, double glazed window

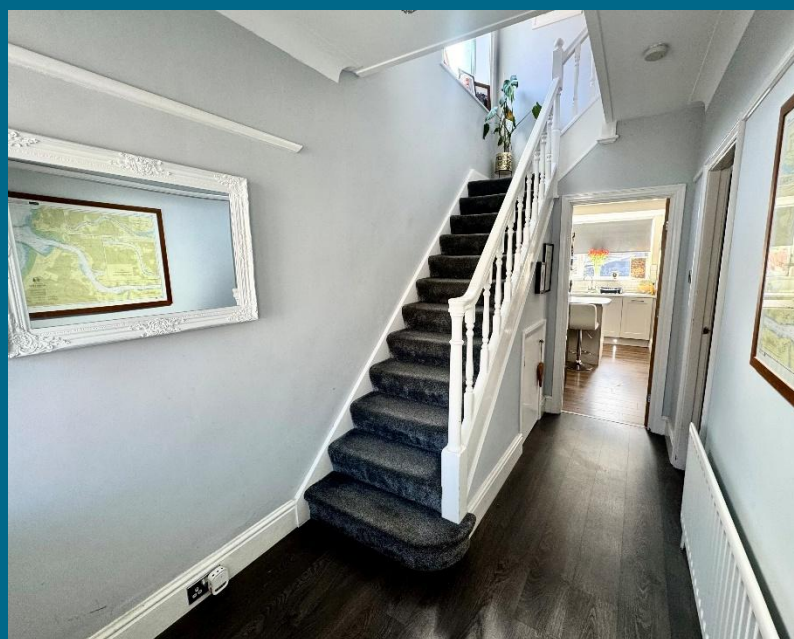
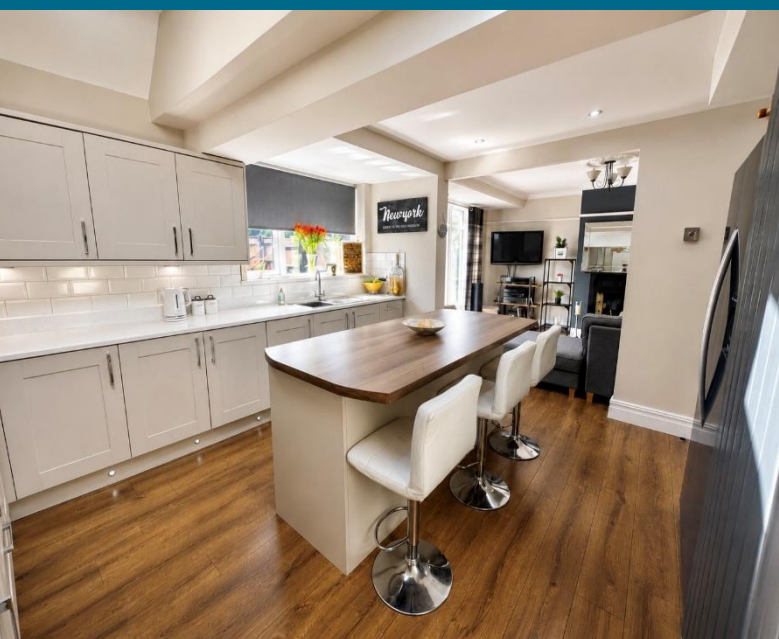
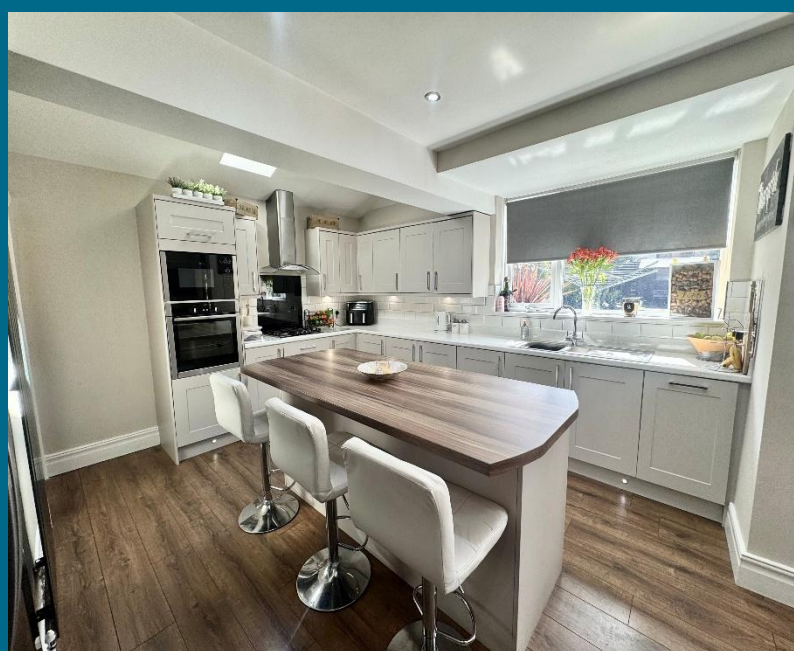
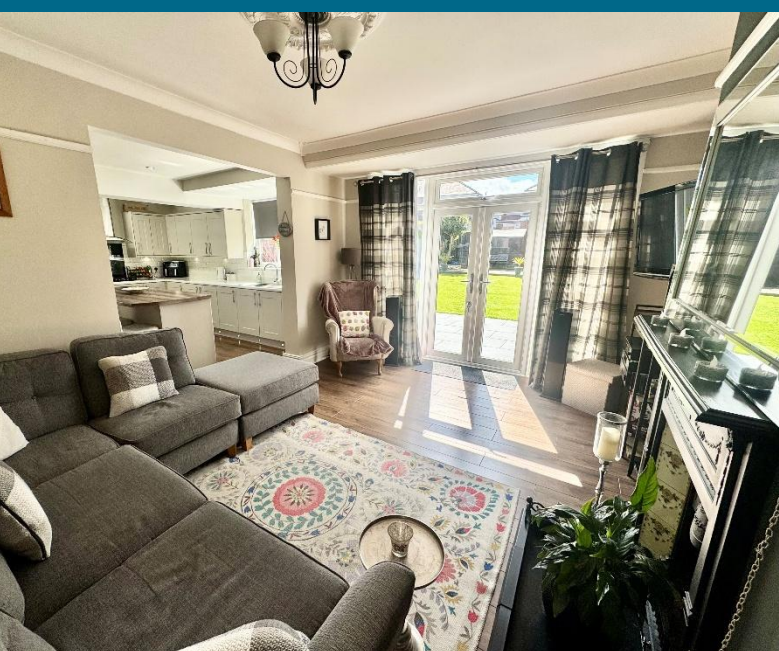
BATHROOM: 8'0 x 7'0, (2.44m x 2.13m), stunning, re-fitted bathroom, comprising of, bath, separate shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, storage cupboard housing combination boiler, loft access, radiator, double glazed window, tiled splashbacks, modern flooring, panelled ceiling

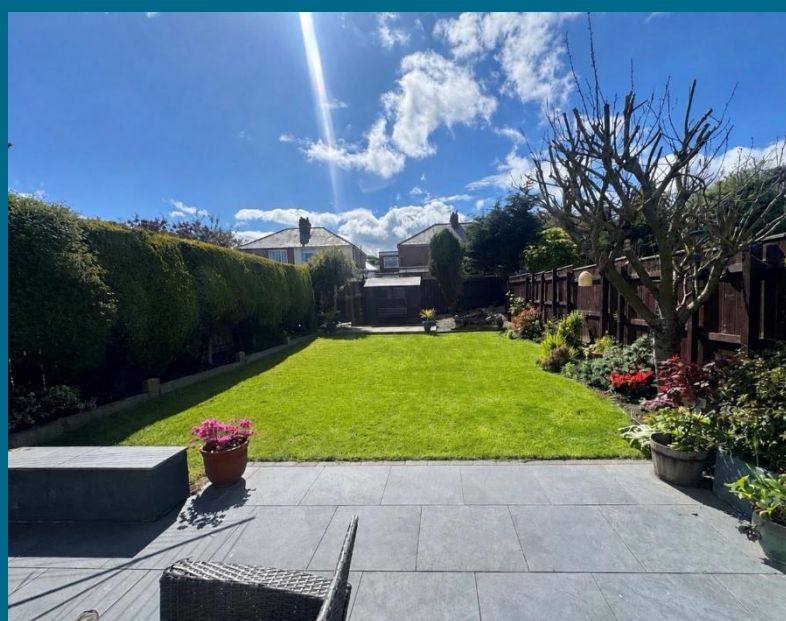
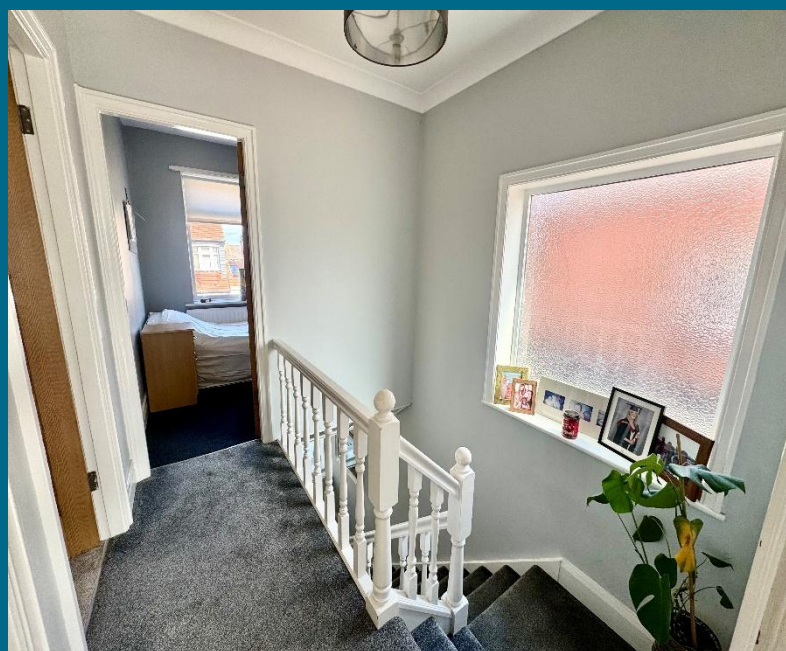
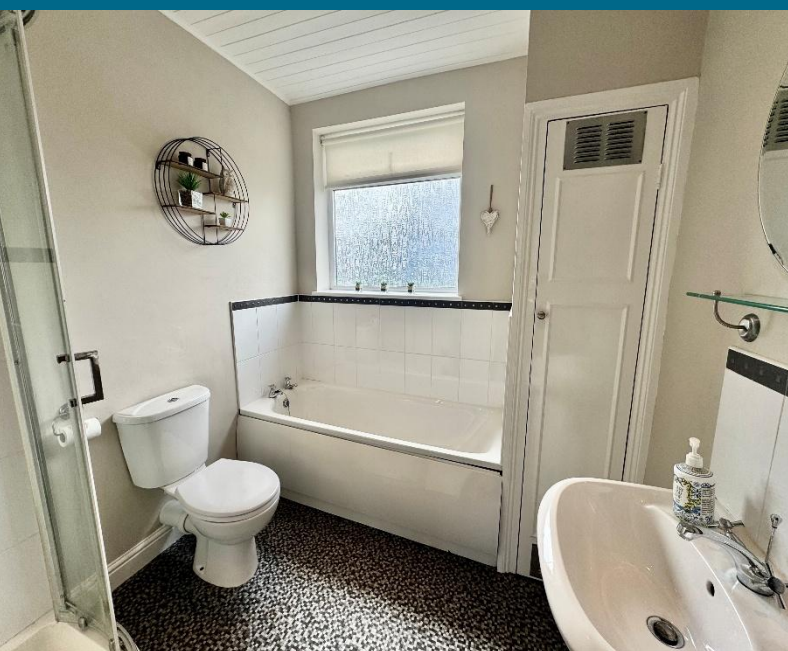
EXTERNALLY: A wonderful, landscaped, enclosed rear garden with delightful Westerly aspect. Extensive lawn, mature borders, patio area, pond, shed, outside tap. Block paved front driveway and lawned area

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

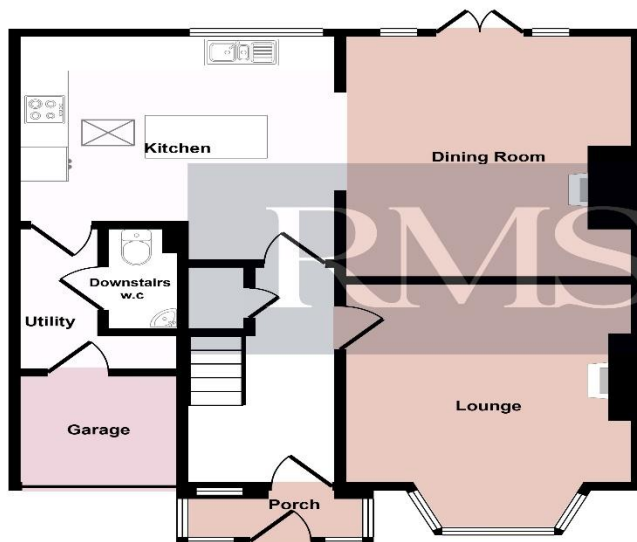
RMS | Rook
Matthews
Sayer



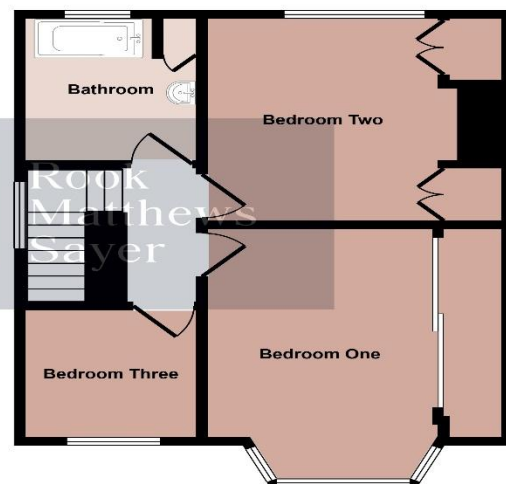


T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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 relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: 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.

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: C

EPC RATING: C

WB3825.AI.DB.21.05.2026.V.1



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer