

FOR
SALE

38 SEACREST AVENUE, CULLERCOATS NE30 3DP
£415,000



3 BEDROOM HOUSE - SEMI-DETACHED

- IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- ELEGANT RECEPTION ROOM
- FABULOUS DINING KITCHEN
- LUXURIOUS FAMILY BATHROOM WC
- LEAN TO UTILITY AREA
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
14'2 x 11'9

DINING KITCHEN
14'6 x 11'9 & 13'4 x 6'10

LANDING

BEDROOM
14 x 10'6

BEDROOM
11'11 x 10'7

BEDROOM
9'5 x 7'9

BATHROOM WC
8'5 x 7'7

LEAN TO UTILITY
16'3 x 5'7

FRONT GARDEN

REAR GARDEN

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An impressive three bedroom semi detached house, beautifully presented throughout and occupying a desirable position on Seacrest Avenue in Cullercoats. Combining generous proportions with carefully considered interiors, the property is further enhanced by a substantial and wonderfully private west-facing rear garden.

The welcoming hallway retains attractive character features including wood flooring and the original staircase, leading into an exceptional open plan ground floor. The spacious bay fronted lounge features a log burner effect gas fire and flows seamlessly into the kitchen and dining area, creating an impressive space for both everyday living and entertaining. The kitchen is beautifully appointed with shaker style cabinetry, timber work surfaces and a versatile central island. French doors open directly onto the rear garden, while a useful lean-to provides valuable additional storage.

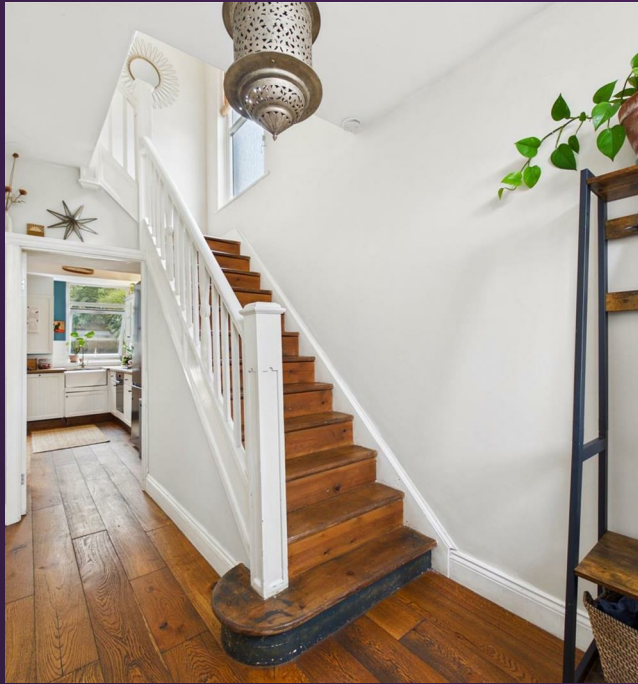
The first floor offers three beautifully presented bedrooms, the principal bedroom overlooks the rear garden, while the front two bedrooms are distinguished by their attractive bay windows. The family bathroom has been exceptionally well designed, creating a luxurious and tranquil space with Fired Earth tiling, a freestanding slipper bath, separate walk-in shower and contemporary black brassware.

Externally, the property benefits from off street parking to the front, while the rear garden is a particularly impressive feature. Substantial in size, west facing and exceptionally private, it has been thoughtfully arranged with extensive decking, a paved seating area and mature established planting, creating a secluded setting ideal for outdoor dining and entertaining.

Seacrest Avenue is ideally positioned for access to Cullercoats, Whitley Bay and Tynemouth, with the coastline, excellent local amenities, schools and transport links all within easy reach. A beautifully considered coastal home offering an exceptional combination of style, space and outdoor living.

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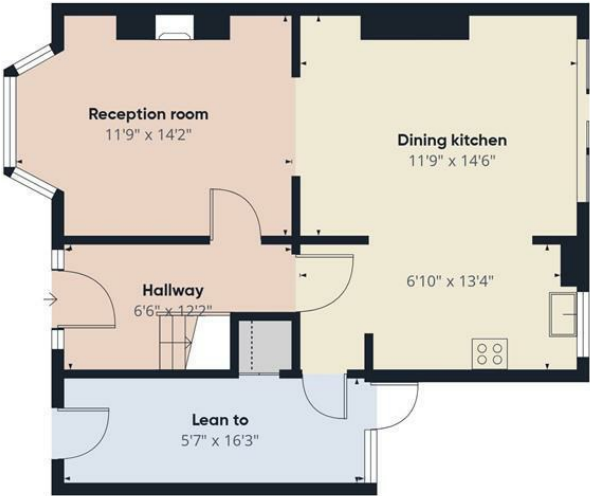


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1011 ft²
Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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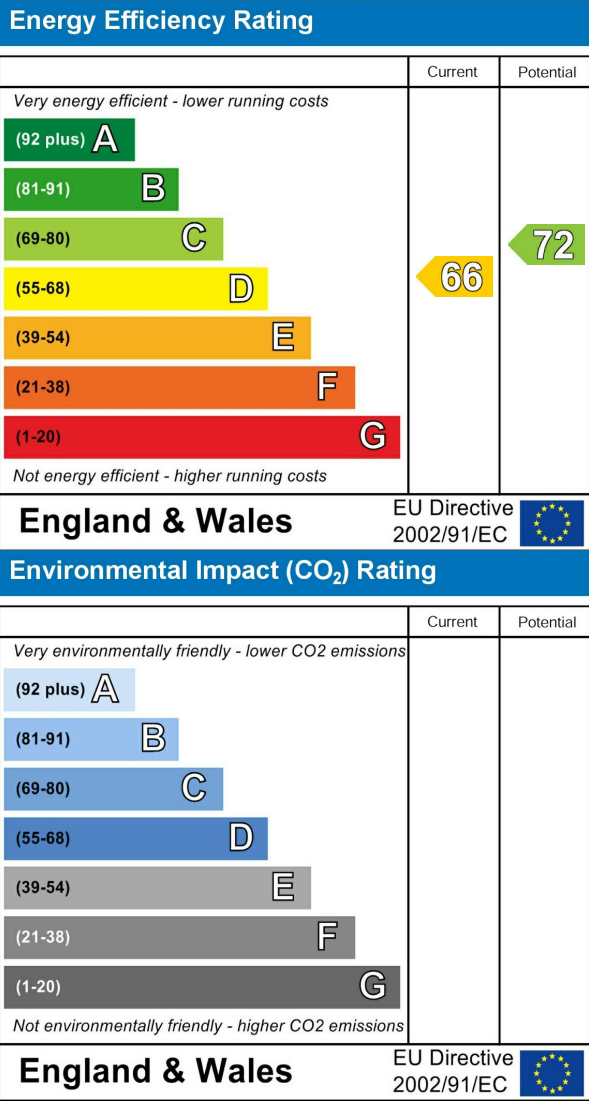
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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