



Broadway Close | Cullercoats, North Shields, | NE30 3LN

£320,000

Beautifully positioned within one of Whitley Bay's most sought-after residential cul-de-sacs, just a short stroll from the picturesque Marden Quarry Park, Metro station and Whitley Bay town centre, with the stunning coastline also only a few minutes away by car. Offered for sale with no onward chain, this semi-detached bungalow presents a fantastic opportunity for a buyer to update and personalize a home in an exceptional location. Entrance porch, fabulous sized lounge and dining room with a large picture window overlooking the front garden, fitted kitchen, two double bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes, and a spacious bathroom featuring both a panelled bath and separate shower cubicle. Externally, is a beautiful rear garden with patio, lawn and shed, fabulous front garden, driveway and attached garage.

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Semi Detached Bungalow

Sought after Residential Location

**Two Bedrooms Principal Bedroom
with Fitted Wardrobes**

Spacious Lounge

**Family Bathroom with Bath and
Separate Shower Cubicle**

Beautiful Gardens Front and Rear

Garage and Driveway

**Within Easy Reach to the Coast and
transport links**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed windows,
radiator, door to:

LOUNGE/DINER: (front) 20'4 x 20'0 (6.2m x
6.07m), fantastic sized lounge/diner, feature
electric fire, large picture window, double glazed
window, two radiators

KITCHEN: (front) 13'8 x 7'1 (4.17m x 2.16m),
fitted kitchen with a range of base, wall and
drawer units, worktops, integrated electric oven,
gas hob, one and a half ball sink unit with drainer,
mixer taps, double glazed window, spotlights to
ceiling, tiled splashbacks, radiator

BEDROOM ONE: (rear) 10'4 x 13'3 (3.15m x
4.04m), measurements into wardrobes, double
glazed window, radiator

BEDROOM TWO: (rear) 12'6 x 8'8 (3.81m x
2.64m), two double glazed windows, radiator

FAMILY BATHROOM: (rear) 9'1 x 5'9 (2.77m x
1.75m), bath with taps, shower cubicle, sink unit
with taps, low level w.c. with push button cistern,
tiling to walls, radiator, double glazed window

GARAGE: (front) 19'4 x 8'00 (5.89m x 2.44m)
central heating system, plumbing for washing
machine and dryer, electric door to the front,
door to rear garden

EXTERNALLY: beautiful front and rear gardens
with fenced borders, patio, lawn, shed, driveway
and garage

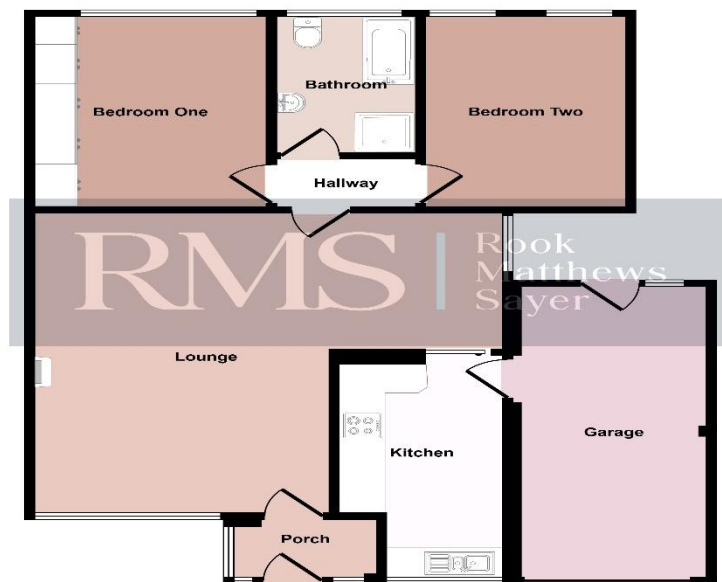
T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Floorplan

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 Shappy 360.

PRIMARY SERVICES SUPPLY

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

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

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: D

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

