



39a John Street

Cullercoats, North Shields, NE30 4PJ

£170,000



Trading Places

Coastal and Country Property Specialists



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Cullercoats, North Shields, NE30 4PJ

Trading Places are honoured to welcome to the market this well presented, ground floor flat, located in this popular coastal area within a 5 minute walk to the beach, sea front excellent transport links and fantastic local amenities. The apartment is perfectly situated in Cullercoats allowing easy access to Whitley Bay town centre and Tynemouth. This property will appeal to a variety of buyers who are looking for a perfect coastal property or investment opportunity.

The apartment benefits from a spacious living room, modern fitted kitchen, two double bedrooms and a modern bathroom/wc. Externally, there is a private rear yard allowing for private outdoor living.

Cullercoats is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. Neighbouring Whitley Bay and Tynemouth remain loyal to their diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links.

Viewings of this superb property is highly recommend, contact Trading Places on 0191-2511189 to arrange your viewing. EPC Rating D. Council Tax band A.

Leasehold.

Vestibule

Entrance via UPVC double glazed door into vestibule area, further door leading to living room.

Living Room

18'1" x 11'0" (5.53 x 3.37)

This front facing living room is bright and spacious with a walk in bay window allowing for natural light. Door leading to bedroom one and door leading to landing area. Two double radiators and large storage cupboard.

Hallway

Spacious hallway with two large built in wardrobes. Door to bedroom two.

Kitchen

7'5" x 7'7" (2.28 x 2.32)

This modern kitchen benefits from wall, base and draw units with contrasting worktops and tiled splashbacks. Electric oven, hob and extractor. Space and plumbing for washing machine, tumble dryer and fridge freezer. Modern tiled flooring and door to rear hallway.





Rear Hallway

Tiled hallway leading to UPVC double glazed rear door to private yard.
Door to bathroom.

Bedroom One

11'8" x 6'11" (3.58 x 2.12)

This rear facing bedroom benefits from UPVC double glazed window and double radiator.

Bedroom Two

11'9" x 6'7" (3.59 x 2.01)

This rear facing bedroom benefits from a UPVC double glazed window and double radiator.

Bathroom

8'1" x 7'6" (2.48 x 2.29)

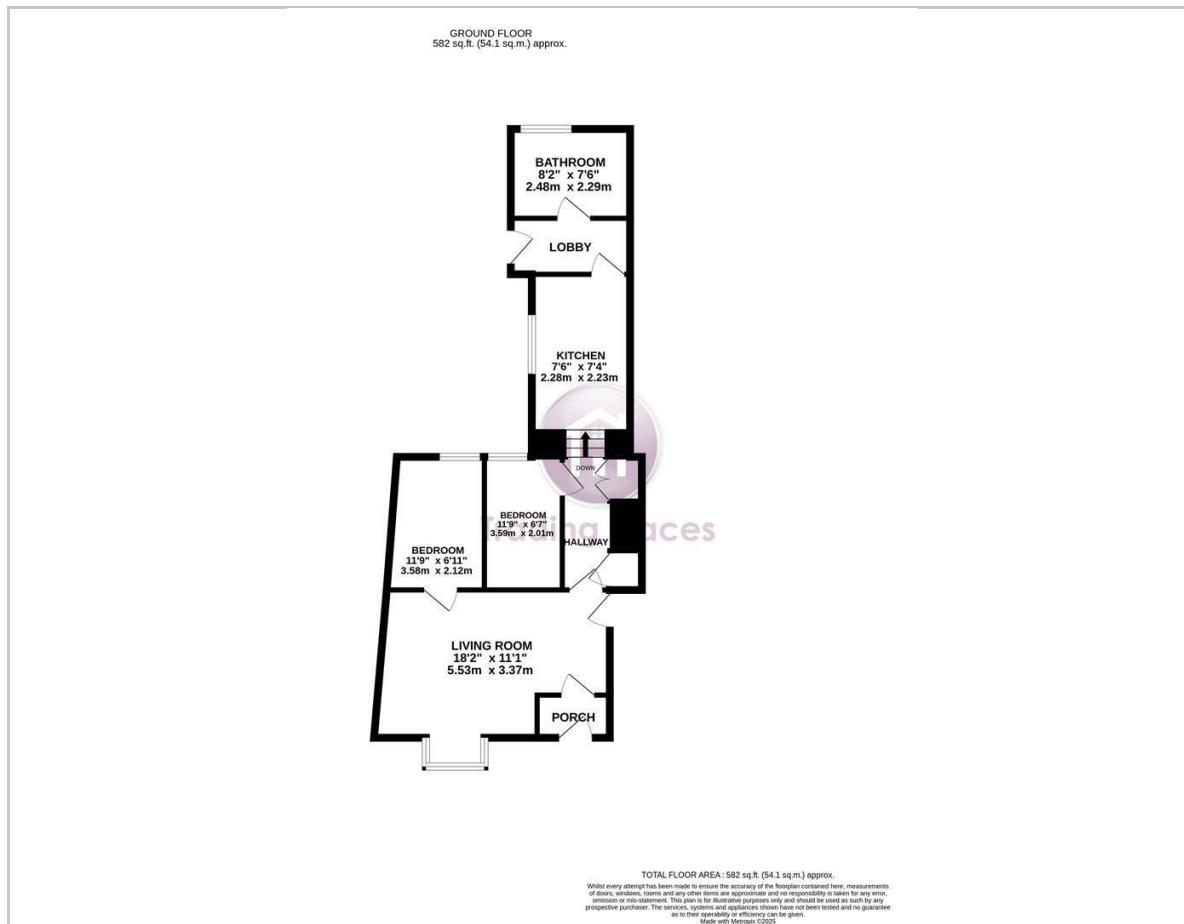
This modern bathroom incorporates a freestanding bath, large shower enclosure, low level WC and wash basin. UPVC double glazed window and radiator. Modern tiled flooring.

Rear Yard

Private rear yard with gate access to rear lane.



Floor Plan



Viewing

Please contact our Trading Places Office on 0191 251 1189

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

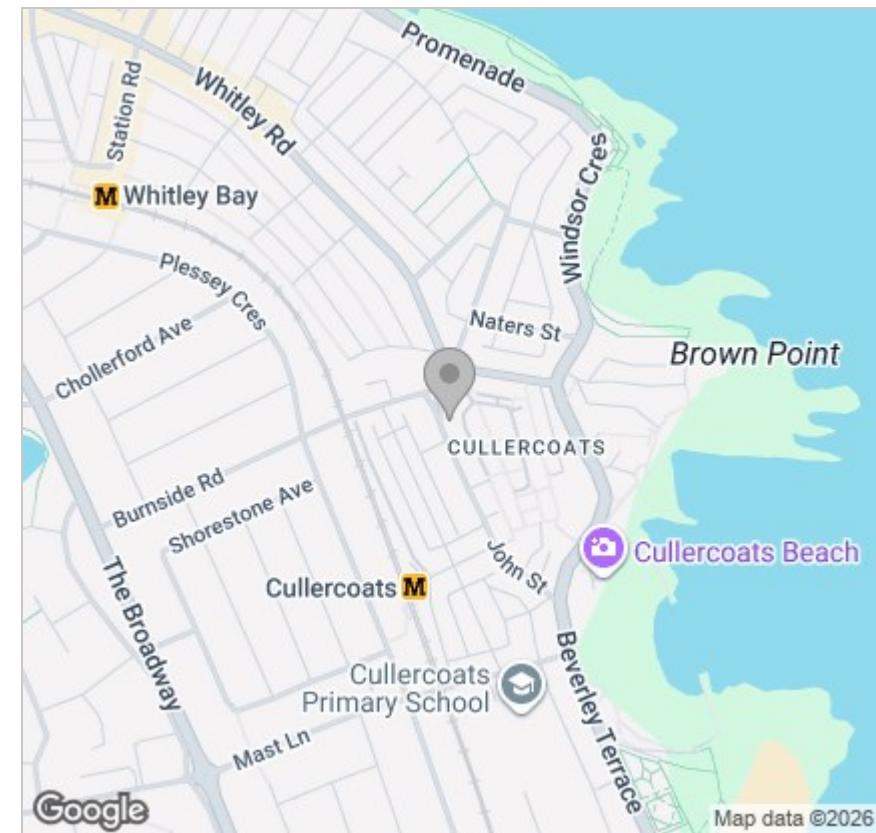
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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