



## Station Road

Cullercoats, North Shields, NE30 4PQ

Asking Price £225,000



Located in the charming coastal area of Cullercoats, North Shields, this delightful house on Station Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, those looking to put down roots by the sea.

Upon entering, you are welcomed into a cosy reception room, which features a log burning stove, creating a warm and inviting atmosphere, perfect for those chilly evenings. The spacious layout allows for both relaxation and entertaining, making it a versatile space for various lifestyles.

The large bathroom (fitted in 2023) is a standout feature, providing ample room for your daily routines and a touch of luxury. The property also boasts a private yard, offering a lovely outdoor space for enjoying the fresh coastal air, gardening, or simply unwinding after a long day.

One of the key advantages of this location is its proximity to the Metro station, ensuring easy access to nearby towns and cities, making commuting a breeze. The coastal setting means you are just a short stroll away



## Front Exterior

The front exterior of the property is a traditional terraced house with a light-coloured brick façade and stone detailing around the windows and door. It features sash-style windows and a dark front door, contributing to the classic and charming street appearance.

Vestibule 3'5" x 5'7" (1.05 x 1.71)

Vestibule area from Station road, leading to;

Hallway 3'5" x 17'8" (1.05 x 5.41)

Carpeted hallway, with stairs to first floor and access to;

Living Room 13'9" x 13'10" (4.18 x 4.22)

Warm and inviting Living Room, featuring a striking dark green accent wall housing feature log-burning stove, which serves as a focal point. The space is brightened by a large double window and complemented by soft wood flooring.

Kitchen 13'3" x 13'1" (4.03 x 3.98)

A well-appointed kitchen (Fitted 2022) featuring white cabinetry with wood-effect worktops and a central wooden breakfast bar with seating for three. The kitchen includes modern appliances such as an oven and hob, and benefits from a large window and a glazed door leading out to the garden, allowing natural light to flood the space. The dark wood-effect flooring complements the overall look, making the kitchen a bright and welcoming heart of the home. With Pantry cupboard off, and leading to;

WC 6'3" x 5'10" (1.91 x 1.79)

A WC painted in a soft neutral tone with a small window providing natural light. It contains a modern toilet and plumbing for washing machine, as well as boiler access.

## Rear Garden

The rear garden is a private outdoor space enclosed by painted brick walls, offering a mix of paved and planted areas. Mature shrubs and climbing plants add greenery and privacy, making it a pleasant and manageable garden space to enjoy fresh air and outdoor living.

## Carport

To the bottom of the rear garden is a Carport, accessible from the rear lane through shutter

## Stairs

Stairs with half landing between the ground and first floors. Leading to;

Hallway 6'4" x 18'8" (1.93 x 5.68)

First floor Hallway, currently utilised as an additional home office space. With doors to all first floor rooms, and hatch to the boarded loft space. Enjoying the benefit of a glazed skylight above the stairs.

Bathroom 10'11" x 20'10" (3.33 x 6.35)

A spacious bathroom featuring a contemporary freestanding bathtub positioned beneath a large window, allowing for plenty of daylight. Adjacent is a sleek double sink vanity with ample storage and a large mirror above. The room has dark flooring and pale walls, creating a clean and modern feel. A separate shower cubicle with glass doors is also present, alongside a tall mirrored cupboard for additional storage. Enjoying the benefit of the toilet being through a further doorway.

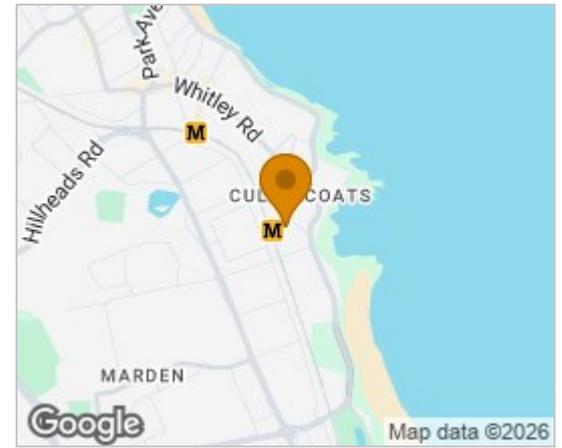
Bedroom One 10'11" x 13'7" (3.33 x 4.15)

Primary double Bedroom to front of the house, with fitted wardrobes and pair of windows filling the brightly decorated room with light.

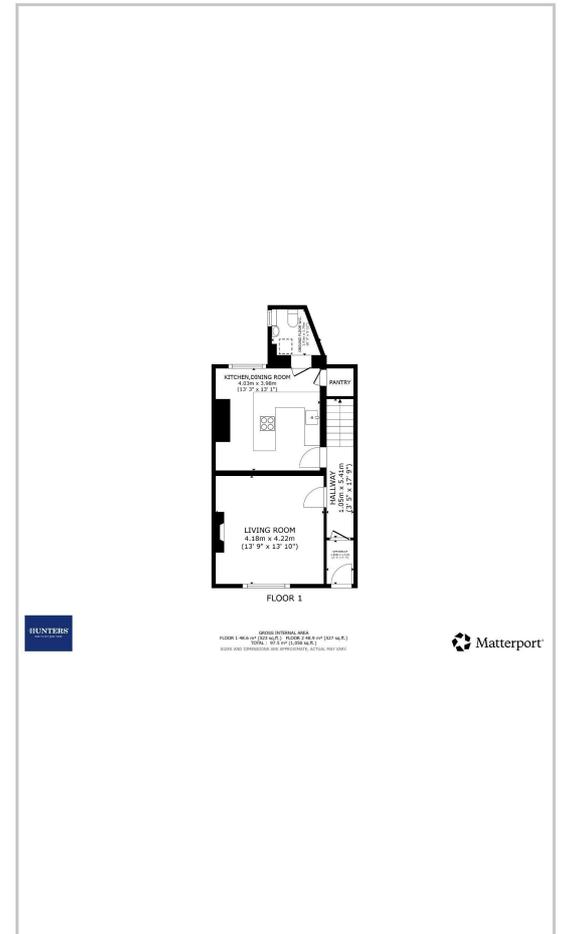
Bedroom Two / Office 6'4" x 8'11" (1.93 x 2.72)

Second Bedroom to the front of the house currently being utilised as a home office.

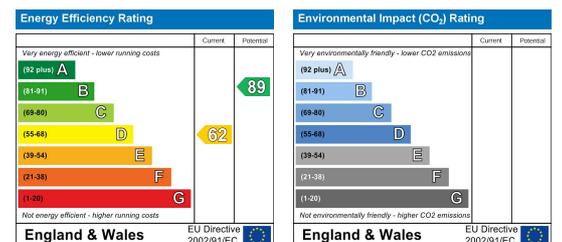
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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