





- Desirable Location
- Extended To Side
- Close To The Beach
- Freehold
- Viewing Recommended
- Semi Detached Home
- Four Bedrooms
- Off Street Parking
- Council Tax Band \*C\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/zbwjvADZbSA>  
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This beautifully presented four-bedroom semi-detached family home is located in a highly desirable area of Cullercoats, offering the perfect family home. The property has been thoughtfully extended to the side, providing additional living space.

Cullercoats itself is a picturesque coastal village, known for its proximity to stunning beaches and a relaxed, friendly atmosphere. The area offers a unique combination of coastal charm and urban convenience, making it a highly sought-after location. With its range of independent shops, cafes, and eateries, as well as good local schools, it is an ideal place to raise a family. There are also excellent road and public transport links, offering easy access to Whitley Bay and Newcastle city centre.

The property is made up of a welcoming entrance hallway with ground floor WC, a spacious lounge with bay window and feature fireplace, a bright and airy dining room with French doors leading to the sun room, and a spacious kitchen with stylish fitted units and access to both the rear and a handy utility room. To the first floor there are four bedrooms and a modern refitted family shower room WC.

Externally there is a charming East-facing rear garden with a patio, lawn and decked area along with a paved driveway to the front providing off-street parking.

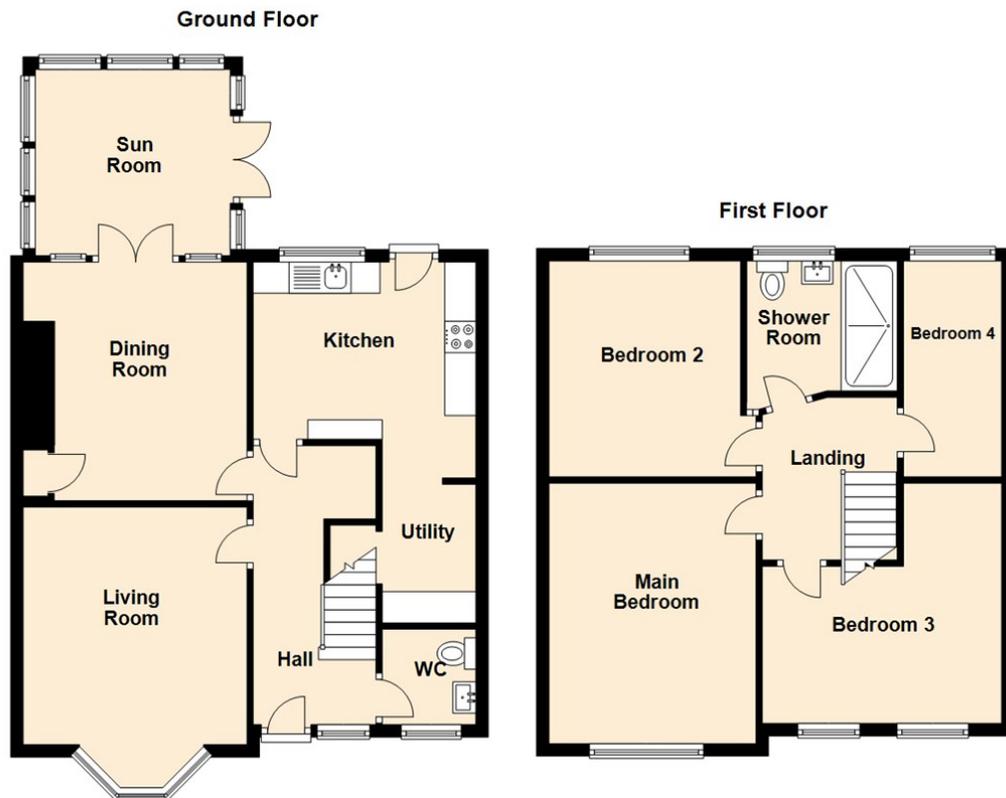
Please contact our Coastal team 0191 257 2000 for more information on this fantastic family home and to arrange a viewing.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.





- Living Room 12'5" x 11'10" (3.80 x 3.61)
- Dining Room 12'6" x 11'10" (3.82 x 3.61)
- Sun Room 9'9" x 10'3" (2.98 x 3.14)
- Kitchen 11'3" x 12'3" (3.45 x 3.74)
- Utility 7'3" x 4'11" (2.22 x 1.51)
- Main Bedroom 13'2" x 10'9" (4.03 x 3.29)
- Bedroom Two 11'3" x 10'1" (3.45 x 3.09)
- Bedroom Three 8'3" x 12'7" (2.52 x 3.86)
- Bedroom Four 11'9" x 5'2" (3.60 x 1.58)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>74</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## The difference between house and home

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