





- Exclusive Address
- Immaculately Presented
- Front and Rear Gardens
- Excellent Amenities Nearby
- Viewing Recommended
- Two Double Bedrooms
- Off Street Parking
- Close To Coast
- Council Tax Band *D*
- Call For More Information





Nestled in an exclusive and peaceful location, this immaculately presented detached bungalow offers a fantastic opportunity for a variety of buyers looking for a comfortable and modern home. Ideally situated just a short distance from the coast, the property boasts a prime position in a highly sought-after area.

As you step inside, the welcoming hallway leads you to a spacious and bright living room with a bay window, the kitchen/dining room is fully equipped with contemporary wall and floor units, complemented by sleek surfaces that perfectly match the overall aesthetic. Integrated appliances including an induction hob, fitted oven, larger fridge, larger freezer, and washing machine make the space both practical and stylish, and there are French doors leading out to the rear. The bungalow offers two generously sized bedrooms, both offering ample space for storage and relaxation and the modern bathroom boasts a four-piece suite. Further benefits include gas central heating and double glazing.

Externally there is a garden and driveway to the front leading to the detached garage, which has lighting and power, and there is a West-facing rear garden with a generous decked space and a well-maintained lawn.

The Cullercoats area is a fabulous coastal location, and a wealth of amenities are in easy reach including shops, cafes, and restaurants along with excellent transport links. Living at the coast comes with the benefit with having stunning beaches nearby. Tynemouth Priory and Castle provide a mix of history and stunning views over the North Sea. Additionally, the surrounding coastal paths offer excellent walking routes.

Overall, this is a fantastic home and must be viewed to appreciate the standard that is on offer. For more information, please call our Coastal team on 0191 257 2000.

Tenure

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

Council Tax Band *D*.



Ground Floor



Lounge 12'10" x 14'1" (3.92 x 4.31)

Kitchen Dining Room 8'9" x 25'3" (2.67 x 7.70)

Bedroom One 9'10" x 12'5" (3.00 x 3.80)

Bedroom Two 9'10" x 10'9" (3.00 x 3.30)

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

The difference between house and home

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