







- Popular Location
- Four Bedrooms
- Two Bathrooms
- Front and Rear Gardens
- Council Tax Band \*C\*
- Generous Family Home
- Two Reception Rooms
- Garage and Driveway
- Close To Metro
- Call To Book A Viewing







This delightful, four-bedroom, semi-detached family home is positioned on the popular Hatherton Avenue in Cullercoats.

The property briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge with bay window, dining room with French doors to the rear and a kitchen with fitted wall and floor units, and French doors to the rear. To the first floor there are four bedrooms, two with fitted wardrobes and there are two family bathrooms, both with an overhead shower. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway leading to the integral garage. There is also a sizeable garden to the rear with a patio area and lawn.

The property is in an excellent location, within walking distance to the Metro, and is only a short distance from Cullercoats beach. A fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. For the growing family, the property is well located for access to very well-regarded schools.

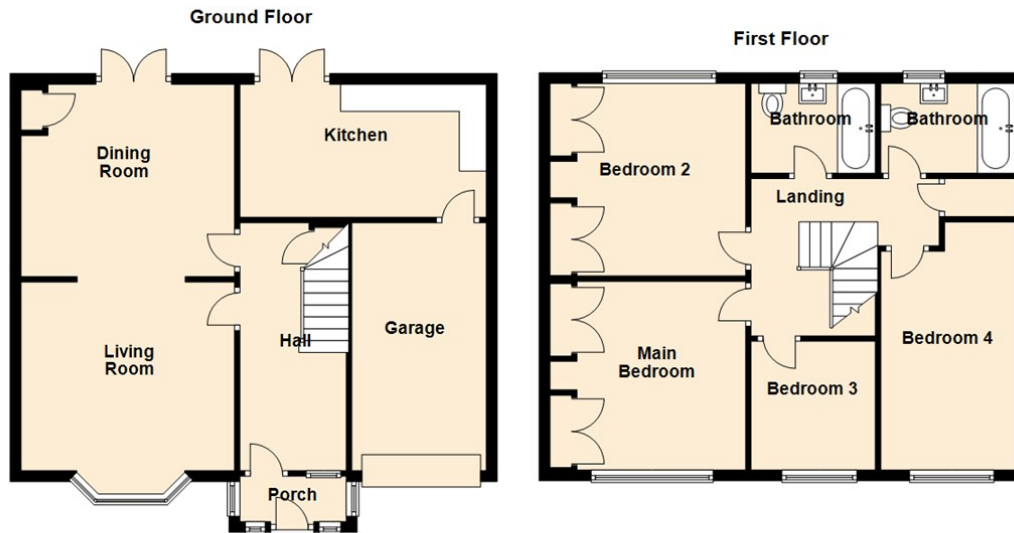
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

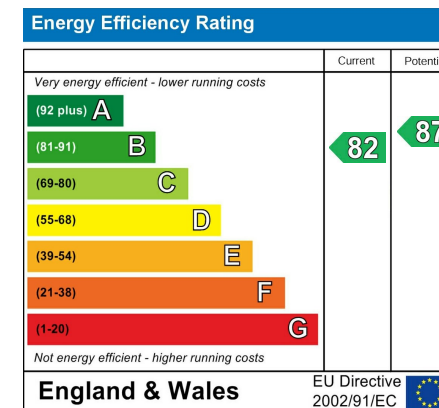
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*C\*.





Living Room 11'5" x 12'11" (3.49 x 3.95)  
 Dining Room 11'8" x 12'11" (3.56 x 3.95)  
 Kitchen 8'0" x 14'11" (2.46 x 4.56)  
 Main Bedroom 11'5" x 11'10" (3.48 x 3.62)  
 Bedroom Two 11'8" x 11'10" (3.56 x 3.62)  
 Bedroom Three 7'9" x 7'6" (2.38 x 2.30)  
 Bedroom Four 15'0" x 8'2" (4.59 x 2.49)



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterstates.com](http://www.janforsterstates.com)

Gosforth  
 Newcastle  
 High Heaton  
 Tynemouth  
 Low Fell  
 Property Management Centre

0191 236 2070  
 0191 284 4050  
 0191 270 1122  
 0191 257 2000  
 0191 487 0800  
 0191 236 2680

