





- 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.

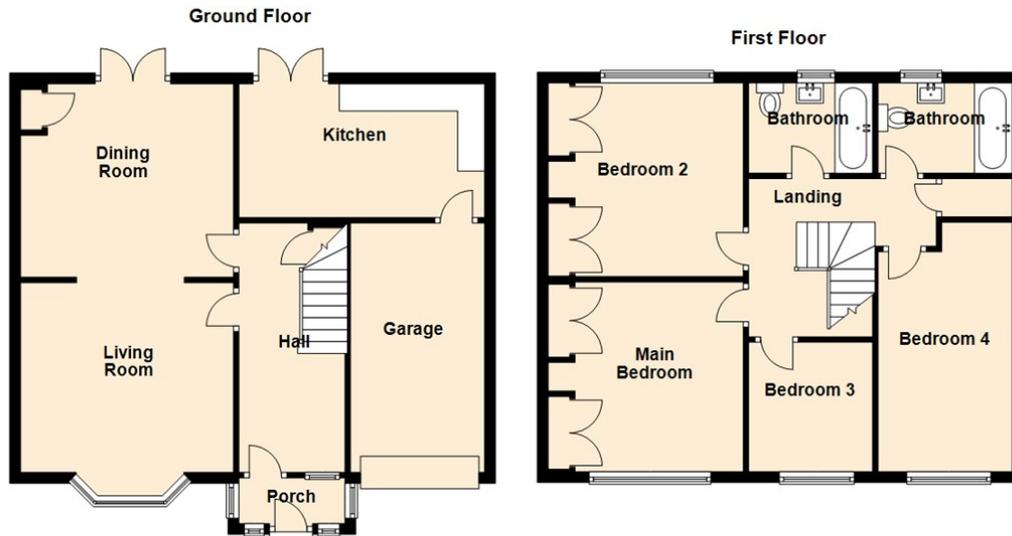
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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	

The difference between house and home

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