



**St Georges Rd
Cullercoats
NE30 3LA**

£163,950

Ideally situated three bedroom family semi, located in this popular area near the Sea Front. Offered with immediate possession available, the property requires some cosmetic updating which has been reflected in the asking price, but benefits from UPVC double glazing, gas central heating. The accommodation on offer comprises of entrance hallway, two reception rooms, fitted kitchen, utility room. To the first floor there are three bedrooms, two of which are doubles and a stunning new bathroom with separate shower. Externally there is a garden to the rear and a block paved front drive. Call to view internally.



Registered Office
11/12, Northumberland
Square, North Shields,
Tyne and Wear, NE30
1PY
Tel: 0191 2928804
Email:
sales@bhphome.co.uk
www.bhphome.co.uk

UPVC DOUBLE-GLAZED DOOR TO:

HALLWAY

Radiator, dado rail coving to ceiling and staircase to first floor.

LOUNGE 4.17m(13'8") x 4.01m(13'2")

Feature UPVC double-glazed bay window, fitted carpet, radiator and stone fire surround and gas fire.

DINING ROOM 4.70m(15'5") x 3.33m(10'11")

Spacious second reception room with UPVC French doors opening to rear garden, radiator and stone fire place.

KITCHEN 2.16m(7'1") x 1.96m(6'5")

Fitted with base and wall units, roll edge worktops, sink unit with hot and cold mixer taps, tiled splashbacks, cupboard and UPVC double-glazed window.

UTILITY ROOM 2.92m(9'7") x 1.70m(5'7")

Floor units. vinyl flooring, gas point, plumbing for washign machine and rear door.

ADDITIONAL STORAGE ROOM 3.61m(11'10") x 1.78m(5'10")

Door to front and cupboard.

FIRST FLOOR LANDING AREA

UPVC double-glazed stained leaded light window.

BEDROOM 1 3.61m(11'10") x 3.12m(10'3")

Fitted wardrobes, radiator and UPVC double-glazed window

BEDROOM 2 3.53m(11'7") x 2.87m(9'5")

Fitted wardrobes, radiator and UPVC double-glazed window

BEDROOM 3 2.51m(8'3") x 2.31m(7'7")

Radiator and UPVC double-glazed window.

BATHROOM

Splendid recently refitted modern bathroom suite comprising of corner panelled bath with chrome hot and cold mixer taps, separate shower cubicle with shower, pedestal washbasin with chrome hot and cold mixer taps, low level w.c, UPVC double-glazed window, heated towel radiator, fully tiled walls and fitted carpet.

EXTERNALLY

Private and enclosed rear garden with lawn and patio and block paved driveway to the front.

BHP Adamsons and BHP Home are trading names of BHP Home Limited. BHP Home Limited is not regulated by the Solicitors Regulation Authority. It is a subsidiary company of Blackett Hart & Pratt LLP who are regulated by the Solicitors Regulation Authority. We aim to produce accurate and reliable Sales Particulars. However, they should not be relied upon as statements or representations of fact. Our details do not constitute any form of offer or contract. All information provided within our details is without responsibility on our part. Please note that we have not tested appliances, equipment, fixtures, fittings or services and therefore cannot verify working order. Although we try to ensure accuracy regarding measurements, we do not use sonic measuring equipment' all sizes are approximate and should not be relied upon for any other purposes other than a guide before viewing. We strongly advise that yourselves or your advisors verify any information we provide especially if there is any point which is of particular importance to you. Please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. A final inspection before exchange of contracts is recommended.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

Blackett Hart & Pratt LLP is a limited liability partnership. Registered in England and Wales. Registration no. OC319059. Registered office: Westgate House, Faverdale, Darlington, DL3 0PZ. Regulated by the Law Society. Authorised and regulated by the Financial Services Authority. Any reference to a partner of Blackett Hart & Pratt LLP means a member of Blackett Hart & Pratt LLP or an employee or consultant of Blackett Hart & Pratt LLP with equivalent standing and qualifications.