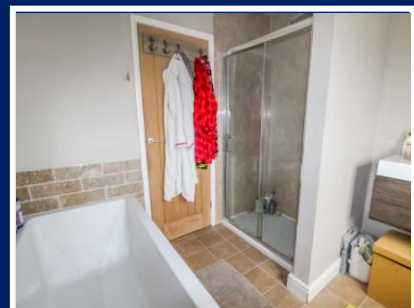




Wallington Avenue, Cullercoats  
Offers In Excess Of £235,000



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## Wallington Avenue, Cullercoats

We love this modern family home located in the ever desirable area of Cullercoats. The property is located on a large corner plot and only a short walking distance from Marden High School and great transport links & amenities, especially the nearby towns of Whitley Bay and Tynemouth, both offering a great selection of restaurants and shops.

Internally the property comprises of; an entrance hallway, spacious lounge with feature fireplace, modern family kitchen with dining space, utility room and downstairs WC. Then upstairs, a modern family bathroom with 4-piece suite, 2 large bedrooms and then a 3rd single bedroom which also provides access to the loft space via a fitted staircase. Externally, the property boasts a large front garden and then the rear garden is paved over with a summer house.

As the property is located in an incredibly sought-after area, we anticipate high levels of interest, therefore we recommend booking an early viewing by contacting us on 01670 719600!



## ENTRANCE HALL

Access to downstairs accommodation and first floor via stairs.

## LOUNGE

Feature fireplace and wooden flooring.

## KITCHEN/DINER

20' 5" x 9' 6" (6.236m x 2.912m)

Large modern kitchen with fitted base and wall units, space for a dining area.



## UTILITY ROOM

Plumbed for a washing machine

## DOWNSTAIRS WC

## STAIRS LEADING TO;

## FIRST FLOOR LANDING

## FAMILY BATHROOM

8' 5" x 8' 6" (2.575m x 2.606m)

Modern 4-piece suite.



## MASTER BEDROOM

11' 8" x 9' 5" (3.575m x 2.886m)

Double bedroom with built in wardrobes.

## BEDROOM

11' 10" x 9' 8" (3.624m x 2.962m)

Another large double.



## BEDROOM

7' 0" x 8' 7" (2.134m x 2.627m)

Smaller single bedroom with stairs leading to the loft space.

## LOFT SPACE

23' 11" x 8' 4" (7.301m x 2.551m)

Useable loft space accessed via the 3rd bedroom.

## EXTERNAL FRONT

Large front garden.

## EXTERNAL REAR

Paved garden with built in summer house





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.