FOR SALE

5 THURSBY AVENUE, CULLERCOATS NE30 3AB
£575,000

3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM PLUS STUDY DETACHED DORMER BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS & GARDEN ROOM
- KITCHEN DINER, UTILITY ROOM & DOWNSTAIRS WC
- MODERN BATHROOM WC
- ATTACHED GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
12'1 x 12

RECEPTION ROOM
14'3 x 12

GARDEN ROOM
10'1 x 7'11

KITCHEN DINER
24'1 x 6'7

UTILITY ROOM
8'1 x 6'6

STUDY
9'1 x 7'10

DOWNSTAIRS WC

LANDING

BEDROOM
18'2 x 8'10

BEDROOM
21'7 x 8'2

BEDROOM
15'2 x 8'10

BATHROOM WC
11'8 x 6'6

GARAGE
18'3 x 8'4

FRONT GARDEN

REAR GARDEN

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Rare to the market and offered with no upper chain, this immaculately presented and beautifully converted three bedroom detached dormer bungalow, with an additional study currently used as a fourth bedroom, occupies a prime position on the highly sought-after Thursby Avenue, Cullercoats. Renowned for its peaceful residential setting, excellent local amenities, highly regarded schools and easy access to the coast, Metro and vibrant cafés, this is an exceptional home suited to a wide range of buyers.

Boasting generous proportions, a superb layout and an abundance of character, the accommodation begins with a welcoming vestibule leading to a spacious hallway with understairs storage and doors to the principal rooms. To the front is a grand bay fronted reception room, currently used as a dining room, which flows through to a charming living room with feature fireplace and gas fire. A bright garden room overlooks and opens onto the beautiful rear garden. The classic open plan kitchen diner offers an excellent range of units with contrasting worktops, integrated eye level double oven, electric hob, extractor hood, fridge and dishwasher, plus ample dining space. A separate utility room, downstairs WC and versatile study, presently used as an additional bedroom, complete the ground floor.

To the first floor are three spacious bedrooms, two with fitted wardrobes and dressing tables, while the third enjoys a dual aspect. A stylish, generous bathroom features a walk-in shower, wash basin, bidet and WC.

Externally, there is an attached garage, driveway parking and an attractive front garden. To the rear is a substantial, secluded west-facing garden with lawn, patio, mature planted borders and colourful flower beds, creating a wonderful outdoor space for relaxing and entertaining.

A truly special home in a first class location - early viewing is essential.

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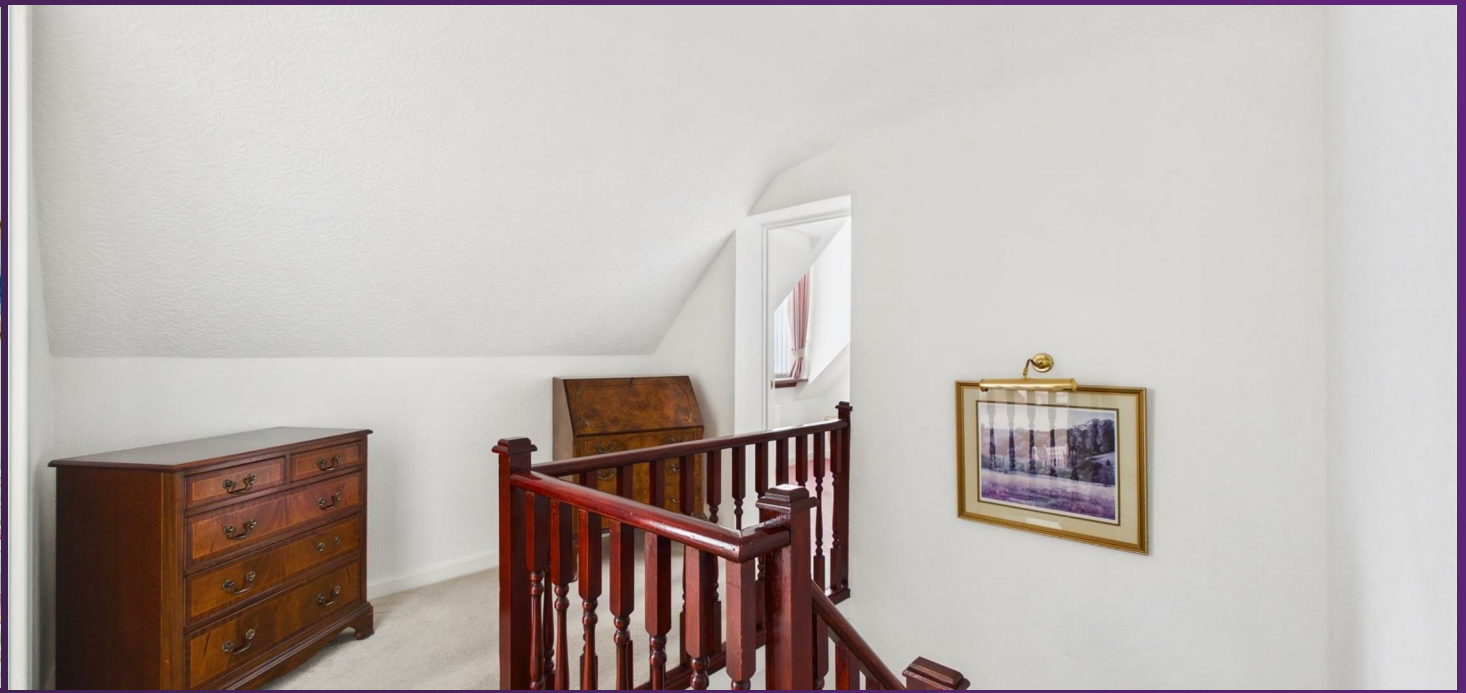

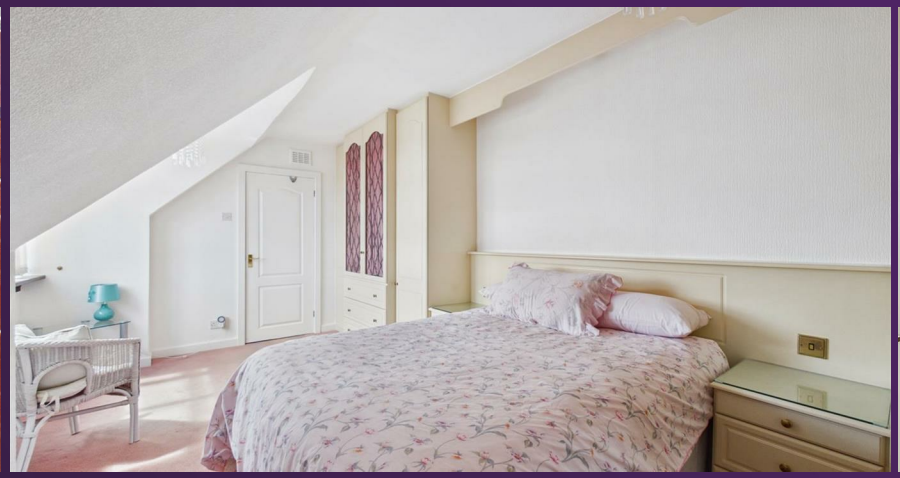

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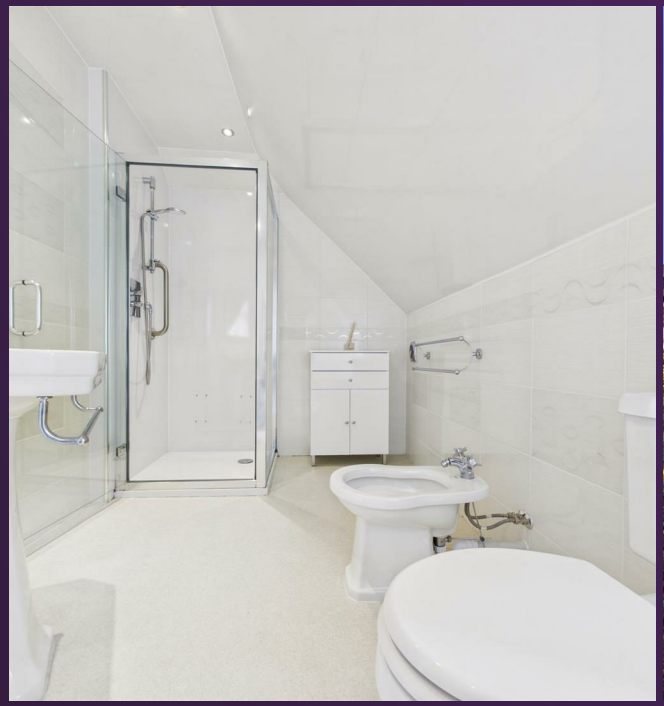

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FLOORPLAN

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Floor 0

Floor 1

Approximate total area(1)

1728 ft²

Reduced headroom

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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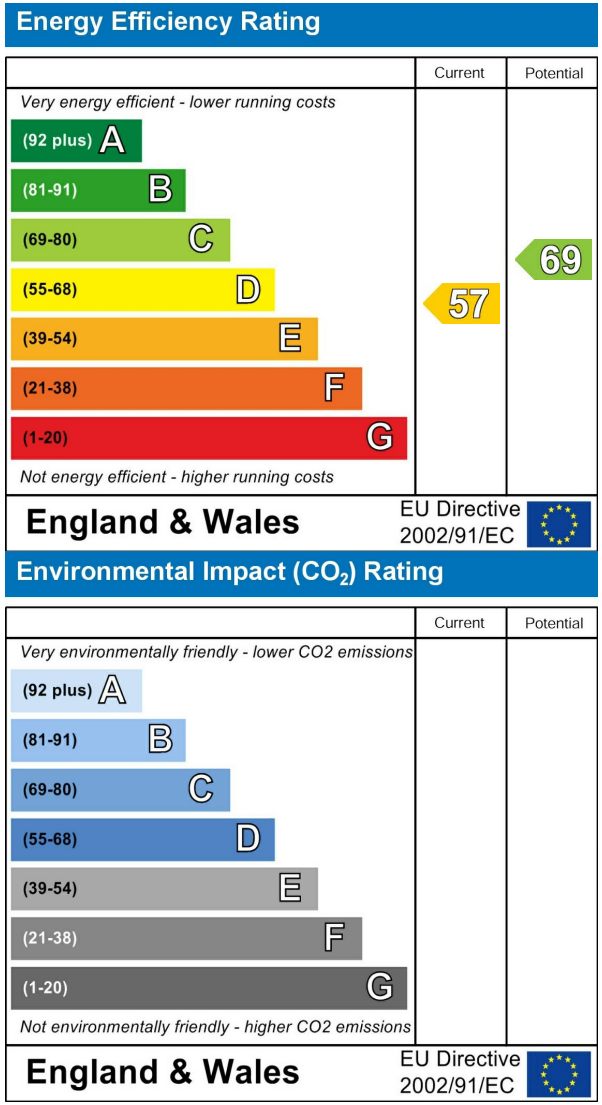
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