

**E**  
FOR  
SALE

18 KENDAL AVENUE, CULLERCOATS NE30 3AQ  
£435,000



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM DETACHED BUNGALOW
- NO UPPER CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZE LOUNGE
- KITCHEN DINER & UTILITY ROOM
- MODERN BATHROOM WC
- DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING D

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VESTIBULE  
7'3" x 4'0"

LOUNGE  
18'11" x 12'9"

KITCHEN DINER  
18'11" x 6'5"

UTILITY ROOM  
11'4" x 6'10"

LANDING

BEDROOM  
13'0" x 10'8"

BEDROOM  
9'9" x 11'1"

BEDROOM  
8'2" x 7'11"

BATHROOM WC  
4'10" x 9'2"

GARAGE  
15'7" x 13'6"

FRONT GARDEN

REAR GARDEN

## 18 KENDAL AVENUE, CULLERCOATS NE30 3AQ

This lovely and well presented, detached bungalow is perfectly located in a highly sought after residential area. It displays a variety of modern features, has no upper chain and is ideal for retirees.

With over 1080 square feet of accommodation on offer, this charming property consists of a spacious lounge and a modern kitchen diner which easily accommodates a dining table as well as a good range of units with contrasting worktops and integrated appliances including oven, hob and chimney hood. There is also an utility room with further units and spaces for a washing machine and tumble dryer. There are three bedrooms, two of which are double bedrooms with fitted wardrobes, and a beautiful and modern bathroom with walk in rainfall shower, vanity wash basin, integrated WC and underfloor heating. Externally there is an attached double garage, a well maintained front garden with driveway parking and a substantial, secluded rear garden with paving and mature shrubs.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel. It enjoys exceptional public transport in to its neighbouring towns, convenient for the metro, excellent schools and a good selection of local shopping and cafe culture. There's a lovely artists community along this part of the coast, reflective of the more laid back pace of life which Cullercoats has to offer.

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EMBLEYS  
ESTATE  
AGENTS



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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](#)



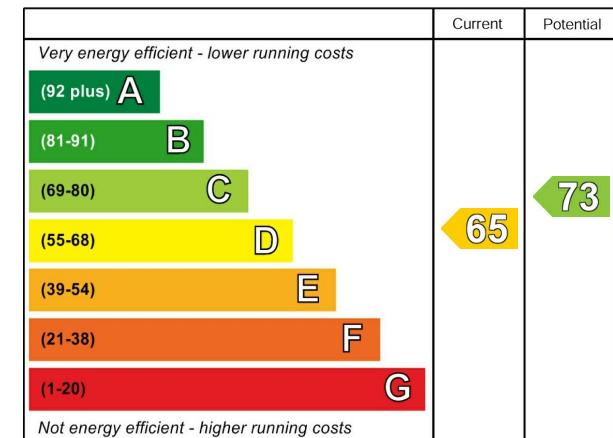
EMBLEYS  
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

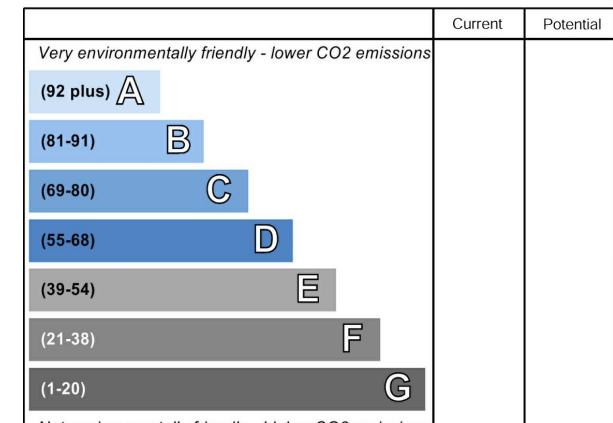
#### Energy Efficiency Rating



**England & Wales**

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales**

EU Directive  
2002/91/EC