

FOR
SALE

20 MAST LANE, CULLERCOATS NE30 3DE
£420,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN DINER
- UTILITY SPACE & DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY & DETACHED GARAGE
- SECLUDED REAR GARDEN
- NO UPPER CHAIN
- UNREGISTERED LAND
- EPC RATING PENDING

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VESTIBULE
3'5" x 2'6"

ENTRANCE HALLWAY
12'8" x 5'6"

RECEPTION ROOM
15'6" x 12'0"

RECEPTION ROOM
14'5" x 13'6"

KITCHEN DINER
22'1" x 11'1"

UTILITY SPACE
12'8" x 5'6"

DOWNSTAIRS SHOWER ROOM
5'5" x 4'11"

LANDING
10'7" x 4'5"

BEDROOM
16'2" x 11'9"

BEDROOM
13'6" x 12'1"

BEDROOM
9'0" x 8'5"

BATHROOM WC
9'0" x 8'0"

GARAGE
18'6" x 9'5"

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This lovely, semi detached house is perfectly located in a sought after residential area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 1500 square feet of accommodation set over two floors this characterful property consists of a vestibule and spacious entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen diner and downstairs shower room. Both reception rooms are spacious and front facing with bay windows and feature fireplaces with wood surrounds and tiled inserts. The lovely modern kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops, space for a cooker with extractor hood over, integrated fridge and space for a dishwasher. There is also a utility space and downstairs shower room with walk in shower, wash basin and low level WC. To the first floor there are two double bedrooms, one with fitted wardrobes and the other with a built in cupboard, a smaller third bedroom and a good sized family bathroom with bath, walk in shower, pedestal wash basin, bidet and low level WC. Externally there is a detached garage, a front garden with lawn and driveway parking and a secluded rear garden with lawn, patio, planted beds, mature shrubs and access to the garage.

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.

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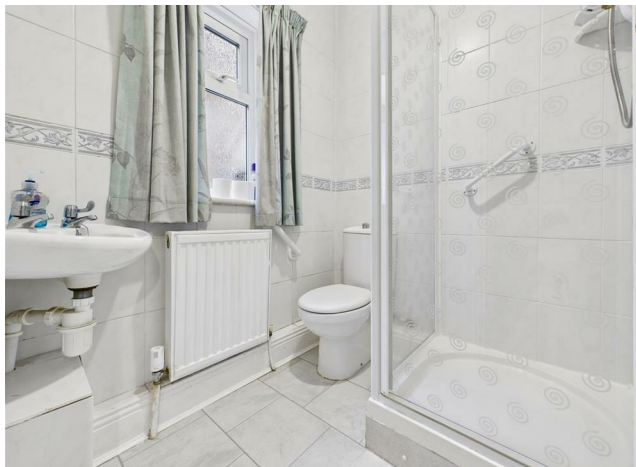
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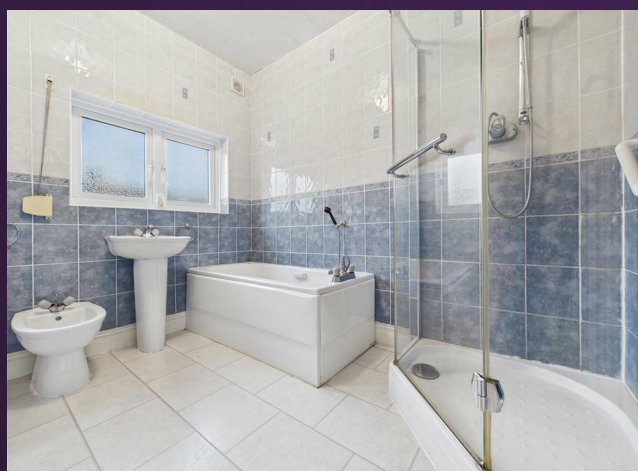
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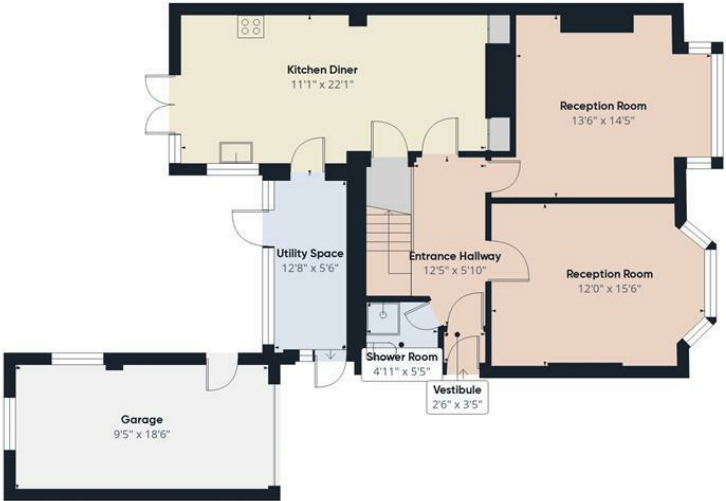


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1545 ft²

(1) Excluding balconies and terraces

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.

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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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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