

TO LET

63 SUNLEA AVENUE, CULLERCOATS NE30 3DT
£1,300 PER MONTH



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- UNFURNISHED & AVAILABLE FROM END OF JULY
- IMMACULATEDLY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- OPEN PLAN DINING ROOM & KITCHEN
- MODERN BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
14'5 x 10'11

DINING ROOM
10'7 x 9'11

KITCHEN
11'3 x 7

LANDING

BEDROOM
13 x 11'2

BEDROOM
10'8 x 10'3

BATHROOM WC
7'3 x 5'8

FRONT GARDEN

REAR GARDEN

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Available unfurnished from the end of July, this beautiful 1930s semi-detached home effortlessly combines period charm with stylish modern interiors. Immaculately presented throughout, it offers a fantastic opportunity to rent a truly special home in the highly sought-after coastal village of Cullercoats.

Renowned for its picturesque bay, beautiful beaches, coastal walks, independent cafés and excellent transport links, Cullercoats is one of the North East's most desirable places to live, offering a relaxed seaside lifestyle within easy reach of Newcastle and surrounding areas.

The property opens into a welcoming entrance hallway with stairs to the first floor and doors to the reception room and open-plan dining kitchen. The bright front reception room features a bay window, flooding the space with natural light, alongside a feature fireplace with gas fire. To the rear, the open-plan dining kitchen offers full-height built-in storage cupboards, French doors opening onto the garden, and a stylish fitted kitchen with integrated oven, gas hob, extractor hood, fridge freezer, washing machine and dishwasher.

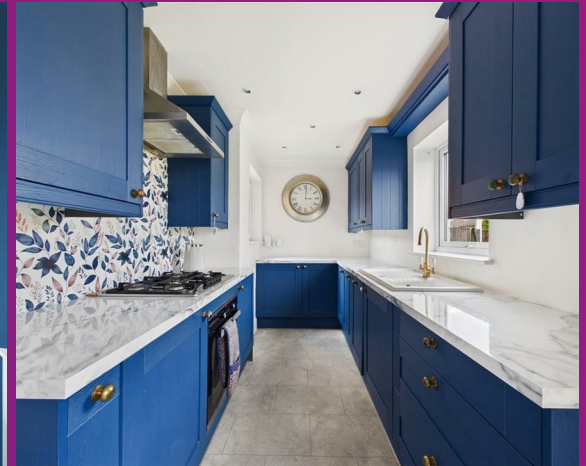
Upstairs are two generous bedrooms, both with fitted wardrobes. The principal bedroom benefits from a bay window, while the second includes a fitted desk and vanity area. A beautifully designed family bathroom completes the accommodation, featuring a walk-in rainfall shower, countertop wash basin and integrated WC.

Externally, there is a well-maintained front garden with driveway parking and a substantial rear garden with a spacious decked patio, lawn and mature shrubs.

A superb home in a fantastic location, ideal for a wide range of tenants seeking quality accommodation by the coast.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
757 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.

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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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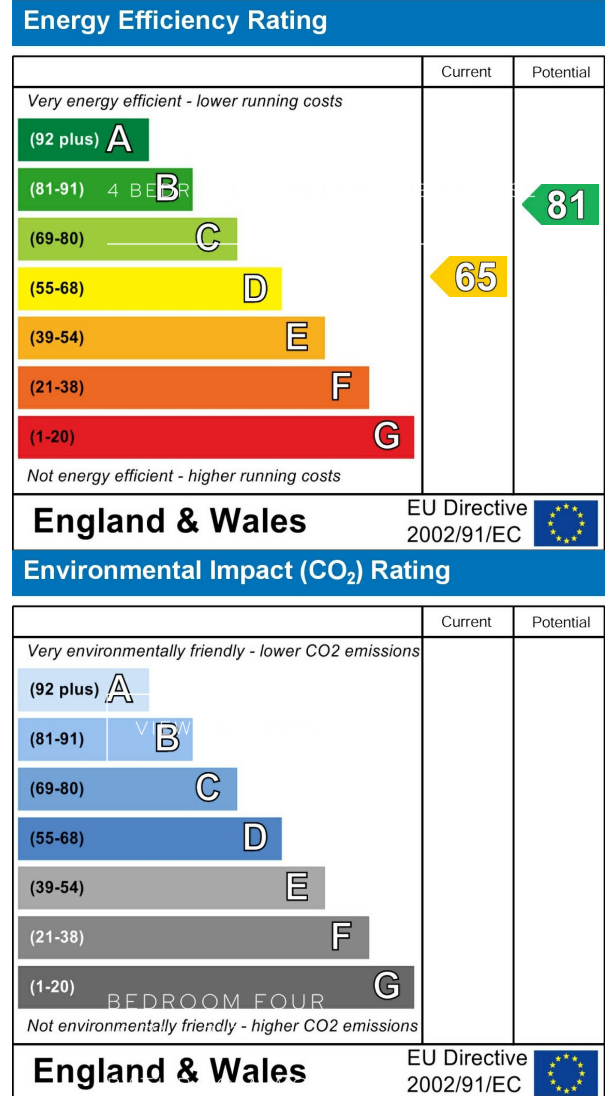
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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