

SIGNATURE

NORTH EAST

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 Percy Avenue, Cullercoats NE30 4PE

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**Asking Price
£175,000**

Signature North East are delighted to welcome to the market this charming one-bedroom ground floor Tyneside flat, ideally positioned on the sought-after pedestrianised Percy Avenue, Cullercoats. Perfectly placed for coastal living, the property is within easy reach of Cullercoats Bay and seafront, alongside a range of local shops, cafés and everyday amenities. Cullercoats Metro Station offers excellent transport links towards Newcastle and Whitley Bay, while neighbouring Tynemouth and Whitley Bay provide an extensive choice of shops, restaurants, cafés and leisure facilities.

Enter via the central hallway and first step into the sizable living room, offering ample space for desired furnishings. The room benefits from a charming bay window and feature fireplace, creating a welcoming focal point. The kitchen provides excellent storage via attractive wall and base units, complemented by sleek worktops, with an integrated oven and hob. Access to the rear yard is also provided from the kitchen.

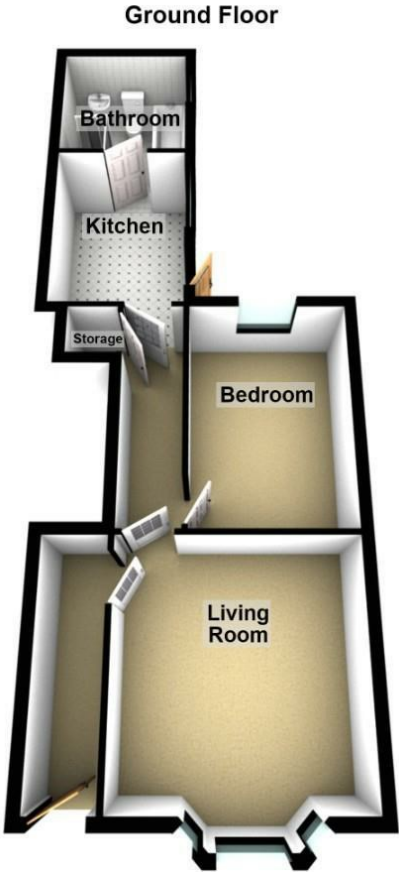
Continuing through the property, the well-proportioned bedroom comfortably accommodates a double bed alongside additional furnishings. Completing the accommodation is the stylish bathroom, fitted with a bathtub, walk-in shower, hand basin and W.C.

Externally, the property boasts a well-maintained rear yard, providing the perfect space for outdoor furniture and enjoying the warmer months. Parking is also available to the rear of the property for one car.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 46.7 sq. metres (502.9 sq. feet)

Measurements:

Living Room
12'5" x 12'1"

Kitchen
10'2" x 7'6"

Bedroom
12'9" x 8'6"

Bathroom
7'2" x 7'6"

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 





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