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- Great Location
- One Bedroom Home
- Off Street Parking
- Ideal Starter Home
- Leasehold
- Ground Floor Flat
- Private Yard
- Close To Beach
- Excellent Amenities Nearby
- Viewing Essential







This delightful one-bedroom apartment is ideally positioned on the ever-popular John Street in Cullercoats and presents a fantastic opportunity as a starter home, coastal retreat, or holiday let.

Perfectly located just a short stroll from the beach, the property is also within easy reach of a wealth of local amenities, including shops and cafes, along with excellent transport links, including the nearby Metro and regular bus services.

Internally, the apartment is well-presented throughout and begins with a welcoming lobby that opens into a hallway complete with built-in storage. The spacious lounge offers a comfortable and bright living space, perfect for relaxing or entertaining. The double bedroom is generously proportioned and features a bay window that fills the room with natural light. The kitchen is well-fitted with a range of units and workspace, while the bathroom is finished with a three-piece suite, and overhead shower. Additional benefits include gas central heating and double glazing throughout.

The property also boasts a private rear yard with a garage door and off-street parking, a valuable addition in this location.

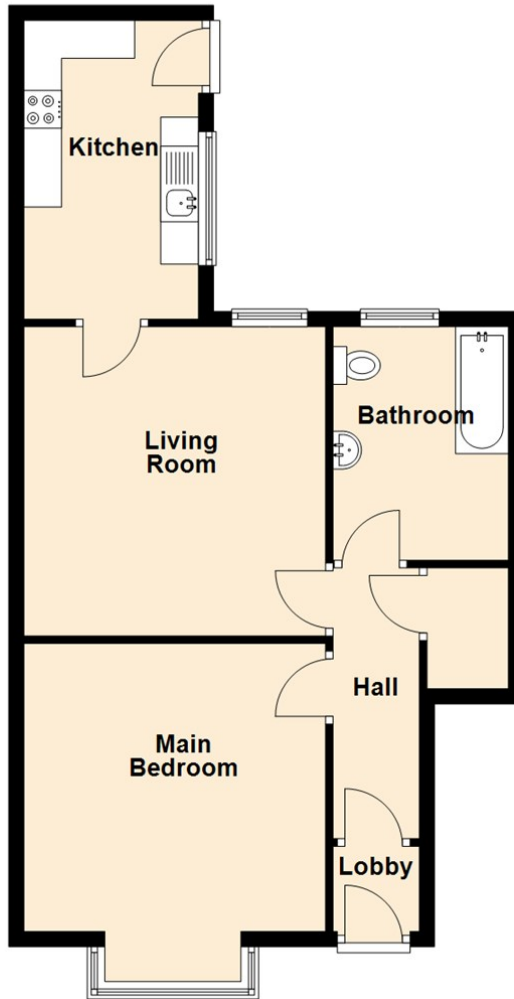
We anticipate strong interest in this charming home. To book a viewing or for further information, please contact our team on 0191 236 2070.

The agent understands the property to be leasehold, although this should be confirmed by a licensed legal representative.

Council Tax band: A



## Ground Floor



Living Room 13'5" x 13'1" (4.09m x 3.99m)

Kitchen 13'0" x 7'7" (3.95m x 2.31m)

Main Bedroom 12'6" x 13'1" (3.81m x 3.99m)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 75        |
| (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 |           |

## The difference between house and home

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