



8 Eskdale Terrace

Cullercoats, North Shields, NE30 4PX

**£175,000**



**Trading Places**

Coastal and Country Property Specialists



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## 8 Eskdale Terrace

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Trading Places are delighted to bring to the market this well presented ground floor flat, ideally located in this sought-after coastal area just a five minute walk from the beach, seafront, excellent transport links and a wide range of local amenities. Perfectly positioned in Cullercoats, the property offers easy access to both Whitley Bay town centre and Tynemouth, making it an ideal purchase for first time buyers, downsizers or investors alike.

The accommodation briefly comprises; porch, hallway, spacious living room, modern fitted kitchen, one double bedroom and a contemporary shower room. Externally, the property benefits from a private rear yard, providing excellent outdoor space for relaxing or entertaining.

Cullercoats is a charming seaside town, renowned for its unique blend of traditional character and modern coastal living. Neighbouring Whitley Bay and Tynemouth offer an excellent selection of boutique shops, cafes, restaurants, highly regarded schools and superb transport connections.

Early viewing is highly recommended to fully appreciate the accommodation on offer. Contact Trading Places on 0191 251 1189 to arrange your viewing. EPC Rating D. Council Tax Band A. Leasehold.



### Entrance Porch

Entrance via UPVC double glazed door with glazed inserts providing natural light, with a further timber door featuring a decorative glazed insert leading into the welcoming hallway.

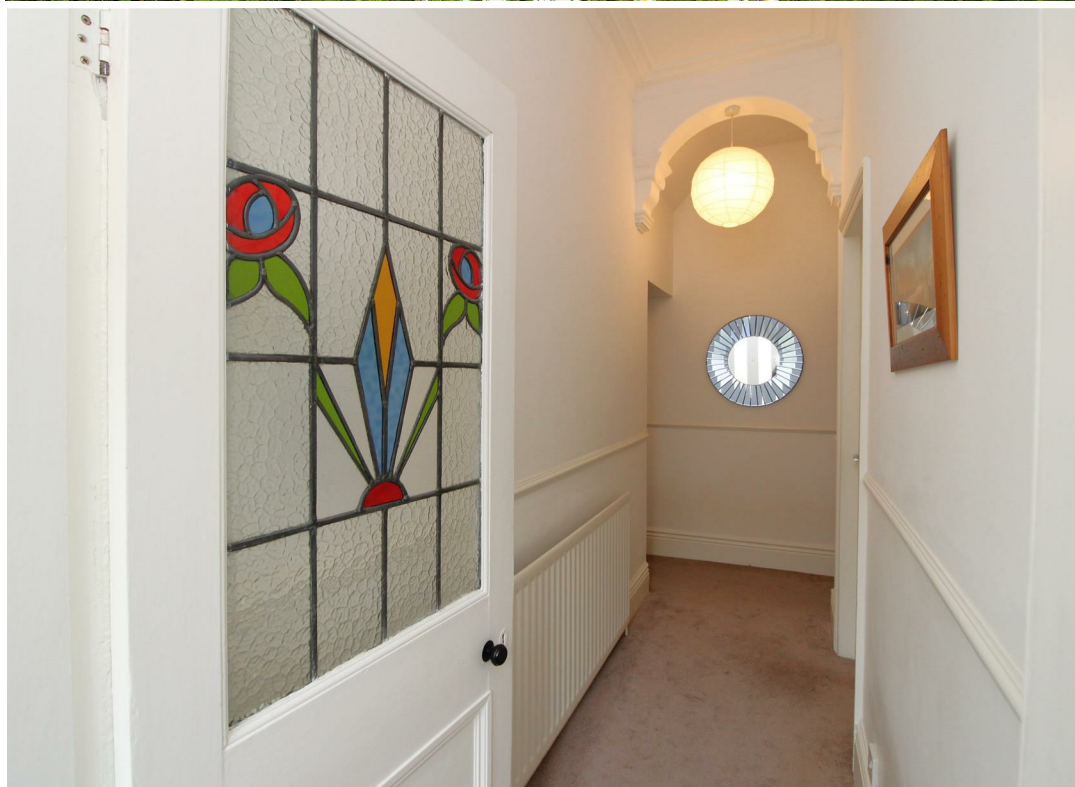
### Hallway

Spacious and welcoming hallway entered via an original timber inner door with decorative glazed insert, allowing for excellent natural light. Doors lead to the living room, bedroom and bathroom. Rich in character, the hallway features a dado rail, decorative archway and ceiling coving. Additional benefits include a single radiator and large storage cupboard.

### Living Room

14'7" x 12'5" (4.45m x 3.80m)

This rear facing living room offers a warm and inviting atmosphere. A UPVC double glazed window provides an abundance of natural light, while a charming wood burner with slate hearth and timber mantel creates an attractive focal point. Additional features include a picture rail, double radiator and TV point, making this an ideal space for relaxing and entertaining. Opening through to the kitchen.





**Kitchen**

Stylish and functional kitchen fitted with a range of wall, base and drawer units, complemented by contrasting work surfaces and matching upstands. Features include a one bowl inset sink with drainer, integrated double oven, induction hob and integrated dishwasher, with additional space for a fridge freezer. A UPVC double glazed window provides a pleasant outlook over the private rear yard, with a door offering direct access outside.

**Double Bedroom**  
15'3" x 12'4" (4.67m x 3.76m)

Generous double bedroom positioned to the front of the property, featuring a walk-in UPVC double glazed bay window with fitted white shutters and decorative panelling below, creating a warm and inviting atmosphere. A feature fireplace with tiled hearth, cast iron insert, decorative tiles and original marble surround provides an attractive focal point. Additional character features include a ceiling rose, ceiling coving and picture rail. Further benefits include a large radiator and fitted wardrobes to the recesses.

**Shower Room**

Well appointed shower room featuring a large shower enclosure with mains shower, separate telephone-style attachment and full height cladding. The suite also includes a low level WC and vanity wash basin with storage beneath. Finished with tiled walls and flooring, ceiling spotlights, a chrome towel warmer and cupboard. A UPVC double glazed obscure window allows for natural light while maintaining privacy, creating a bright and airy space.

**External**

Private rear yard providing an excellent outdoor space for relaxing and entertaining. Recently fitted tiling, storage shed, walled boundaries and gated access.

**Lease Details**

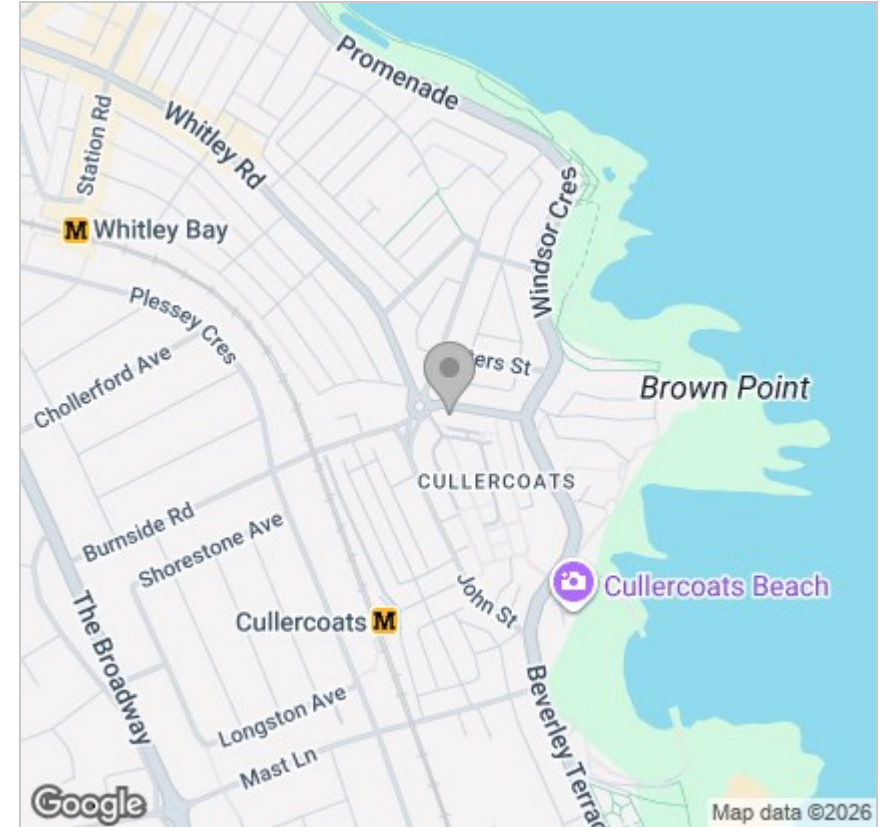
Lease Term: 999 years from 26/05/1988



## Floor Plan



## Area Map

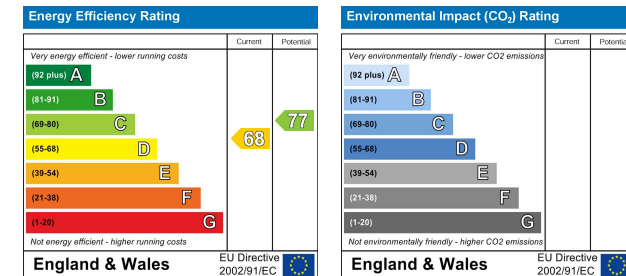


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY  
 Tel: 0191 251 1189  
 Email: info@tp-property.co.uk  
 www.tp-property.co.uk