

Coastal Retreats wants to make everyone's stay as enjoyable as possible and are committed to providing suitable access for all our guests, whatever their individual needs. We aim to accurately describe our facilities and services to give you the confidence to book the right property for you. There is a full description together with photos and a video tour of the property on our website at www.coastalretreats.co.uk/number-nine

NUMBER NINE

At a Glance

- This is a two storey property.
- It sleeps four and has two bedrooms, two ensuite bathrooms and a separate toilet.
- One bedroom on the ground floor and one bedroom on the first floor.
- The kitchen, dining and living space has level access and no stairs.
- There are parking spaces for two cars, directly on the street and by the garage.
- The front entrance has level access. The outdoor space has stepped access.
- Externally there is a rear garden with stepped access.
- Dogs are not permitted in the property.
- No smoking or vaping is permitted in the house.

Pre-Arrival

- The property is best reached by car. It is situated at Hurbuck Cottages and there is a lane to the front of the cottage with a parking space immediately outside. The entrance is accessed via the parking space.
- Public transport: the property can be reached by rail, the nearest mainline railway station is Durham, 10 miles away.
- Taxis are available from the station.
- Supermarkets deliver to the area. Durham and Consett (three miles away) have large supermarkets, small independent shops, garages and all the local amenities. Lanchester (two miles away) has a Spar supermarket, small independent shops and a petrol station.
- The brochure is printed in standard font size with pictorial representations of the main features. Our aim with the design of our website is to make it as easy to use and as clear as possible. We want visitors with disabilities to be able to gain the same benefit from using our website as those who are able bodied.
- Mobile phone reception may be poor within this area and we cannot guarantee a full signal.
- There is WiFi and a landline phone but the functioning of these cannot be fully guaranteed and any external fault is beyond our control.
- The nearest NHS walk-in centre and A&E unit are in Durham, nine miles away. The nearest doctor's surgery is two miles away in Lanchester. Further information is in the welcome folder.

Access to the Property

The car parking is approximately five metres from the entrance and the front door is accessed via a paved area. There are no handrails or ramps on the approach to the building. The paved area is wide and provides a level access.

There is a step of approximately 18cm to the gate from the parking area.

There is a key safe four metres to the right of the front door at 1.45m height.

Entrance to Property

- The door is side hung and manual and the width is 76cm with a small step of 6cm over the thresh of the front door.
- Once inside the surface is level and the area is fully lit by electric lights.

Halls, Stairs, Landings, Passageways

- The entrance hallway is lit by electric lights. The floor is tiled and there are 12 steps leading to the upstairs bedroom. The stairs are 73cm wide at their narrowest.
- The stairs are carpeted and are light grey in colour. The walls have been decorated in a light grey colour.
- The width of the passageway is 110cm at its narrowest.

Any other comments and relevant information: The carpets and wall colour are the same throughout the property.

Sitting Room/Lounge

- The living room is accessed from the hallway with a door opening of 78cm and is furnished with two and three-seater sofas.
- It is all on one level with no steps and the floor is carpeted.
- There is a foot stool located between the sofas. There is one lamp table which can easily be moved.
- There is a gas fire and underfloor heating.
- There is plenty of space to move around the room.
- There is a digital TV which has full digital access/subtitles. The TV rests on a table.
- Lighting is natural daylight with a mix of ceiling lights and table/floor lamps.
- There is access to the garden from the patio doors which are 160cm wide, with a 15cm step down onto the patio. The patio is surrounded by a border of large pebbles, 30cm wide.

Dining Area

- The dining area is situated in the sitting room/lounge.
- Seating around the table is for four people, with upright chairs without arms. A wheelchair can easily be pulled up to the table if needed.
- The dining table has legs on each corner, which are 75cm from the floor to the lowest point of table (underspace) and is 80cm high.

Kitchen

- The door openings to the kitchen are from the living room and the opening width is 76cm.
- The kitchen has level access with a tiled floor.
- The kitchen is fully equipped with a cooker, microwave, fridge/freezer and dishwasher. The washing machine/washer dryer is in the utility room off the hallway.
- The door of the oven drops down and the handle is 73cm above the floor. The hob is 94cm above the floor.
- The worktop and sink are 92cm above the floor. The wall cupboards are 143cm high and the contents can be moved to a lower level on request.
- The sink taps are single mixer.
- The highest shelf in the fridge/freezer is 170cm and lowest drawer handle in the freezer is 36 cm.
- The kitchen is lit by downlighter spots and under cupboard lights.
- The kitchen flooring is tiled which is grey in colour.

Sunroom

- The sunroom is accessed from the living room via a door with an opening width of 73cm.
- The sunroom measures 230cm by 245cm and has a tiled floor.
- The garden/patio can be accessed from the sunroom via a door with an opening width of 60cm and a small step of 4cm.

Bedrooms and Sleeping Areas

General Information

- There is one ground floor bedroom, with twin beds and an ensuite bathroom.
- On the first floor there is one bedroom with a king size bed and ensuite bathroom.

Specific bedroom information (one for each bedroom)

Bedroom one is on the first floor and has a king size bed

- Bedroom one is immediately at the top of the stairs.
- The clear door opening into the bedroom is 71cm wide.
- The height of the bed from floor to mattress top is 62cm.
- The space to the side of the bed is 130cm.
- There are two bedside tables which are 70cm high.
- Lighting is via a mix of ceiling spotlights and bedside table lamps.
- The floor is carpeted.
- There is a hanging rail, drawers and storage space. The hanging rail is 120cm high and it cannot be adjusted.
- Bedding is hypo-allergenic.
- See photos and video tour on our website for more details.

Bedroom two is on the ground floor and has twin beds

- The clear door opening into the bedroom is 71cm wide.
- The height of the bed from floor to mattress top is 60cm.
- The space to the side of the bed is 103cm.
- There are two bedside tables which are 62cm high.
- Lighting is via a mix of ceiling spotlights and bedside table lamps.
- The floor is carpeted.
- There is one wardrobe, one set of drawers and storage space. The wardrobe rails are 185cm high and they cannot be adjusted.
- Bedding is hypo allergenic.
- There is access to the patio/garden via the patio doors which are 160cm wide. There is a small step of 4cm.
- See photos and video tour on our website for more details.

Bathrooms, Shower rooms and Toilets

Ground floor WC/Utility

- Entrance is all on one level with a clear door opening width of 71cm.
- Height of the WC floor to seat is 43cm.
- Wash basin height is 84cm with a clear cupboard under the sink.
- All taps are modern lever taps.
- There is no grab rail.
- The toilet is lit with ceiling spot lights.
- It has tiled flooring which is grey in colour.

Ensuite connected to Bedroom one

- Entrance is all on one level with a clear door opening width of 74cm.
- The shower is a walk-in shower with no door and has a detachable shower head.
- There is a full-size free-standing bath.
- Height of the WC floor to seat is 45cm.
- Wash basin height is 82cm with a cupboard under the sink.
- All taps are modern lever taps.
- There is a mirror over the sink which is 70cm high and 50cm wide.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights and mirror light.
- It has tiled flooring which is grey in colour with fully tiled walls.
- For a photo please see the website.

Ensuite connected to Bedroom two

- Entrance is all on one level with a clear door opening width of 72cm.
- The shower is a walk-in shower with no door and has a detachable shower head.
- Height of the WC floor to seat is 45cm.
- Wash basin height is 86cm with a cupboard under the sink.
- All taps are modern lever taps.
- There is a mirror over the sink which is 70cm high and 50cm wide.
- There is a grab rail in the shower.
- The bathroom is lit with ceiling spot lights and mirror light.
- It has tiled flooring which is grey in colour with fully tiled walls.
- For a photo please see the website.

Laundry/Utility Room

- The utility room is situated with the downstairs toilet.
- The height of the washing machine door is 50cm from the floor and the height of the tumble dryer door is 50cm from the floor.

Garden

- The garden area can be found to the rear of the property which is accessed immediately from the sunroom, sitting room and bedroom two.
- The areas within the garden are flat however access from the rear gate has a step of 18cm.
- It has a paved patio which is the width of the house, seating and a lawned area.
- Table and seating are in this area which is suitable for a wheelchair to pull up with a table height of 79cm. It is 74cm high at its lowest point. There are four chairs which are upright chairs with arms.
- The width of the footpaths on the lawn are 100cm and is paved.
- There is outside door lighting, operated by manual switch lights.

Additional Information

Contact Information

Address (Inc postcode): Coastal Retreats 9-11 Causey Street Gosforth Newcastle upon Tyne NE3 4DJ

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Email: info@coastalretreats.co.uk

Website: www.coastalretreats.co.uk

Hours Of Operation: Office is open Mon-Fri 9-4pm and most Saturdays 9-12pm. Emails and phone messages are monitored during all waking hours.