

FOR
SALE

37 DEEPDALE ROAD, CULLERCOATS NE30 3AN
£385,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE & DINING ROOM
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN WITH SUMMERHOUSE
- EPC RATING C

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VESTIBULE
ENTRANCE HALLWAY
LOUNGE
13'2" x 12
DINING ROOM
12'1 x 9'11
KITCHEN
10'11" x 8'11"
UTILITY ROOM
9'3 x 6'6

DOWNSTAIRS WC
6'2 x 6'1
LANDING
BEDROOM ONE
11'6" x 10'3"
BEDROOM TWO
10'11" x 10'4"
BEDROOM THREE
8'10" x 7'6"

BATHROOM WC
8'1" x 6'3"
FRONT GARDEN
REAR GARDEN
SUMMERHOUSE
12'1 x 8'10

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Beautifully presented and full of character, this stylish three-bedroom semi-detached home offers an exceptional blend of modern living and timeless charm, set within a highly sought-after residential area. Extending to approximately 1,033 sq ft over two floors, it provides an ideal setting for family life.

The ground floor welcomes you with an inviting hallway, leading to a stunning lounge featuring a bay window and attractive fireplace, seamlessly opening into the dining room with patio doors overlooking the rear garden. The impressive kitchen is fitted with a comprehensive range of units and worktops, integrated microwave, fridge freezer and washing machine, plus space for a range oven with chimney hood. A built-in pantry adds further practicality. There is also a useful utility room, a generous downstairs WC, and access to a handy storage area with an additional door to the front of the property.

Upstairs, there are three stylish bedrooms, two of which are comfortable doubles. The principal bedroom benefits from a charming bay window, while the others include built-in storage. The contemporary family bathroom is beautifully appointed with a roll-top bath, rainfall shower over, vanity wash basin and WC.

Externally, the property boasts a front garden with driveway parking for up to two cars. To the rear, an impressive south-facing garden offers lawned areas, patios, mature shrubs, planted beds, a shed, and a delightful summerhouse with power and lighting, perfect as an entertaining space or retreat.

Situated in the desirable coastal village of Cullercoats, this home enjoys a stunning setting with its sandy bay, dramatic cliffs and relaxed atmosphere. Ideally positioned between Tynemouth and Whitley Bay, it benefits from excellent amenities, transport links, well-regarded schools and a vibrant local community.

Offering a unique feel, superb condition and fantastic location, this is a rare opportunity that must be viewed to be fully appreciated.

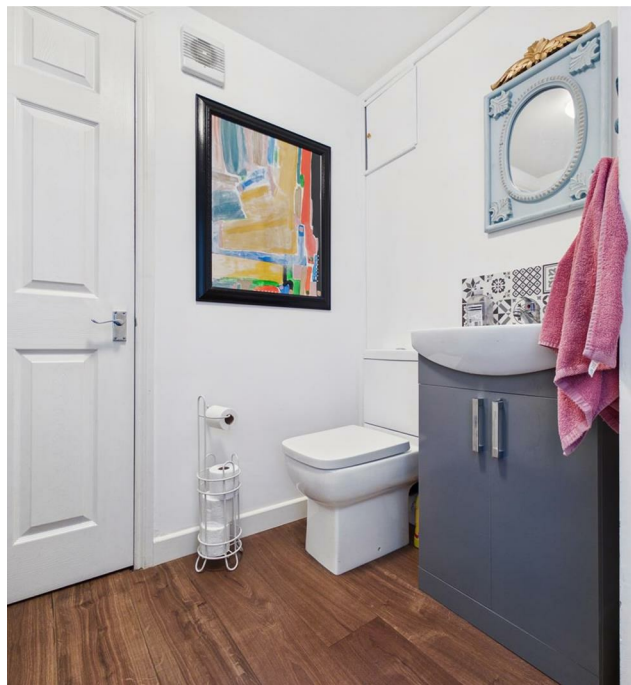
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SMOKE ALARMS

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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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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