

FOR  
SALE

35 LINKS ROAD, CULLERCOATS NE30 3DY  
£285,000



#### 2 BEDROOM HOUSE - MID TERRACE

- TWO BEDROOM MID TERRACE HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM & SUN ROOM
- OPEN PLAN KITCHEN DINER
- CONTEMPORARY BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN WITH OFFICE
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
16'7 x 10'11

KITCHEN DINER  
17'6 x 14

SUN ROOM  
12'1 x 7'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
14'3 x 9'1

BEDROOM TWO  
11'6 x 6'6

BATHROOM WC  
8'9 x 8'3

FRONT GARDEN

REAR GARDEN

OFFICE  
12'8 x 7'5

## 35 LINKS ROAD, CULLERCOATS NE30 3DY

This beautifully, mid terrace house is perfectly located in a popular residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 900 square feet of accommodation set over two floors this lovely property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception room. The spacious and stylish reception room is front facing with recess to chimney breast incorporating a electric log style burner. The fabulous kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops and integrated appliances including eye level double oven, gas hob and chimney hood. There is also a sun room and downstairs WC with wall mounted wash basin. To the first floor there are two stylish bedrooms with fitted or built in wardrobes and a beautiful, contemporary bathroom with integrated bath, rainfall walk in shower, vanity wash basin and low level WC. Externally there is a front garden with driveway parking and a substantial rear garden with lawn and a home office currently used as a gym/office.

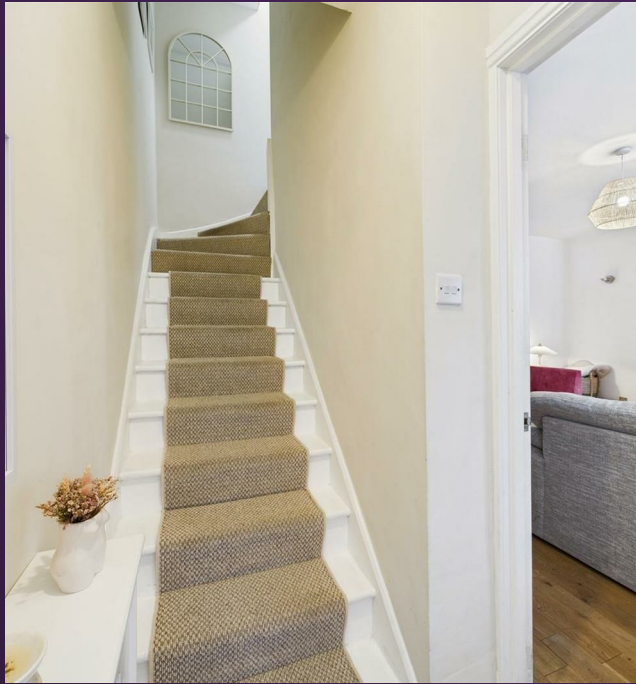
The amazing condition, superb layout and fabulous location of this property, makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel.



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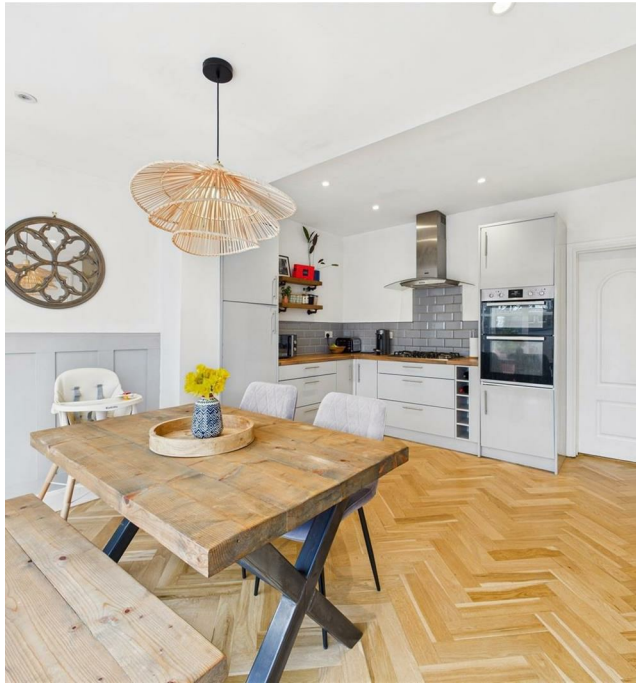


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#### SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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