

4 CONISTON ROAD
NORTH SHIELDS NE30 3UD
£365,000



- **THREE BEDROOM DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN DINER & UTILITY ROOM**
- **BATHROOM WC & DOWNSTAIRS WC**
- **STUDY**
- **ATTACHED GARAGE & DRIVEWAY PARKING**
- **IMPRESSIVE FRONT GARDEN**
- **LARGE REAR GARDEN**
- **NO UPPER CHAIN**
- **EPC RATING D**

This well presented, characterful detached property is perfectly located against a residential setting, has no upper chain and is ideal for a family or young couple.

This is a three bedroom property set over two floors. Ground Floor: Lounge, kitchen diner, utility room, downstairs WC, study. First floor: Three bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, large rear garden.

The fabulous location, generous size and unique feel of this property makes for an exciting opportunity which can only be truly 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. It enjoys exceptional public transport into its neighbouring towns, excellent schools and a good selection of local shopping. There's a lovely artists community along this part of the coast, reflective of the more laid back pace of life which Cullercoats has to offer.

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VESTIBULE

Enter through composite front door with glass inserts into light hallway with dado rail, UPVC double glazed window, hardwood flooring and single radiator. Door to hallway.

ENTRANCE HALLWAY

The entrance hallway is welcoming with ceiling coving, dado rail, timber single glazed obscured window, built in storage cupboard, double radiator and stairs incorporating spindles to first floor. Doors to lounge and kitchen diner.

LOUNGE

23'1" x 15'0" (into bay and recess)

The lounge is spacious and rear facing with ceiling coving, dado rail, UPVC double glazed stained glass bay window, one double and one single radiator and TV point. There is a feature fireplace with wood surround, granite insert and efficient gas fire. UPVC double glazed walk in bay window incorporating French doors to garden.



KITCHEN DINER

18'3" x 12'1"

The kitchen diner is lovely and classic with space for a four seater dining table. Benefitting from wall, base, glass display and drawer units with granite worktops incorporating single bowl sink, mixer tap and grooves into worktop drainer. Recess to chimney with space for range cooker and spotlights above. There is a UPVC double glazed walk in bay window, UPVC double glazed window, built in cupboard, single radiator. Door to lobby leading to doors to office and utility.

UTILITY ROOM

Benefitting from wall and drawer units with granite worktops incorporating Butler sink and tiled splash backs. Space for a tumble dryer and space and plumbing for a washing machine, wall mounted boiler, single radiator, tiled flooring and UPVC French doors to rear garden. Doors to downstairs WC and garage.

DOWNSTAIRS WC

Benefitting from integrated WC, tiled walls, tiled flooring and single radiator.

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STUDY

10'11" x 9'11"

The study is rear facing with ceiling coving, dado rail, UPVC double glazed window and single radiator.

LANDING

With dado rail and UPVC double glazed stained glass window. Doors to three bedrooms and bathroom WC.

BEDROOM ONE

14'5" x 8'9" (into recess)

Bedroom one is stylish and rear facing with dado rail, two UPVC double glazed windows, fitted wardrobes and double radiator.

BEDROOM TWO

12'10" x 11'8" (into recess)

Bedroom two is bright and front facing with dado rail, UPVC double glazed walk in bay window, single radiator and shelves fitted to recess.

BEDROOM THREE

10'4" x 6'11"

Bedroom three is rear facing with dado rail, UPVC double glazed window and double radiator.



BATHROOM WC

8'1" x 6'1"

Modern bathroom benefitting from panelled bath with central taps and shower over, wall mounted wash basin and low level WC. There are partially tiled walls, dado rail, tiled flooring, chrome towel warmer and UPVC double glazed obscured window.

GARAGE

15'1" x 7'11"

Attached garage with lighting, power points and up and over garage door.

FRONT GARDEN

Impressive front garden with driveway parking, laid to lawn with mature shrubs and borders. The boundary is marked by wall and hedge.

REAR GARDEN

Impressive, well maintained, large rear garden with lawn, paved patio area, assortment of trees and mature shrubs, water tap, power point, timber shed in separate area. The boundary is marked by fence and wall.

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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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 83 </div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	<div style="text-align: center;"> 66 </div>	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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