

9 NORTH VIEW
CULLERCOATS NE30 4PF
£235,000



- **THREE BEDROOM MID TERRACE HOUSE**
- **POPULAR URBAN LOCATION**
- **LOUNGE**
- **SOUTH FACING REAR YARD**
- **FABULOUS KITCHEN DINER & UTILITY ROOM**
- **EPC RATING D**
- **BATHROOM WC**

This well presented, mid terrace house was built circa 1900 and is perfectly located in a popular urban and coastal location. It displays a variety of modern features with period charm and is ideal for a range of buyers.

This is a three bedroom property set over two floors. Ground floor: lounge, kitchen diner, utility room. First floor: three bedrooms, bathroom WC. Externally: South facing rear yard with outhouse. The fabulous location and unique feel 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. It enjoys exceptional public transport in to its neighbouring towns, convenient for the metro, excellent schools and a good selection of local shopping and cafe culture. 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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ENTRANCE HALLWAY

Enter through UPVC double glazed front door with glazed inserts into the welcoming entrance hallway. With ceiling cornices, under stairs storage cupboard and cast iron style radiator. There are stairs with spindles up to the first floor and doors to the lounge, kitchen diner and utility room.

LOUNGE

13'10" x 13'5"

(measurement into recess)
The lounge is bright, homely and front facing with picture rail, UPVC double glazed window including plantation style shutters, TV point and double radiator. There is a feature fireplace with tiled surround and tiled hearth.



KITCHEN DINER

13'9" x 13'9"

(measurement into recess)
Fabulous, open plan and modern kitchen diner which easily accommodates a six seater family dining table. Benefitting from shaker style wall, base and drawer units with under cabinet lighting and contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splash backs. Recess space for range cooker, with extractor hood over, and space for American fridge freezer. There is UPVC double glazed window including plantation shutters and cast iron style radiator.

UTILITY ROOM

6'9" x 5'3"

Practical utility room benefitting from wall and base units with contrasting worktops, space and plumbing for washing machine and tumble dryer, UPVC double glazed window and cupboard housing the combi boiler. UPVC double glazed door leading to the rear yard.

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LANDING

Open landing with loft access and doors to the bedrooms and bathroom.

BEDROOM ONE

14'0" x 13'4"

(measurement into recess)

Bedroom one is bright and front facing with UPVC double glazed window, double radiator and a feature fireplace with brick insert.

BEDROOM TWO

14'6" x 12'9"

(measurement into recess)

Bedroom two is front facing with UPVC double glazed window and double radiator.

BEDROOM THREE

6'5" x 6'3"

Bedroom three is front facing with UPVC double glazed window.

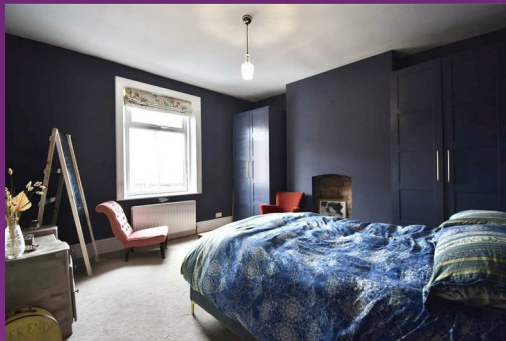
BATHROOM WC

6'9" x 5'8"

Stylish bathroom benefitting from panelled bath with shower over, pedestal wash basin and low level WC. There are partially tiled walls, single radiator and UPVC double glazed obscured window.

REAR YARD

South facing, low maintenance



rear yard with outhouse, water tap and walled boundary with gated access to the rear lane.

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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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | 64 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |
| 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 | | |
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