

325 THE BROADWAY
CULLERCOATS NE30 3LQ
£495,000



- FIVE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- DINING KITCHEN & UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS SHOWER ROOM WC
- GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN WITH SUMMERHOUSE
- EPC RATING D

This immaculately presented, characterful and stunning, semi-detached property is perfectly located in a residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family. This is a five bedroom property set over two floors. Ground Floor: lounge, dining kitchen, utility room, downstairs shower room WC. First floor: five bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, impressive rear garden.

The perfect family feel, superb layout, amazing condition and exceptional features 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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ENTRANCE HALLWAY

Enter through the composite front door with glass inserts and matching side window into entrance hallway. With ceiling coving, wood flooring, cast iron style radiator and stairs incorporating spindles to first floor. Doors to lounge and dining kitchen.

LOUNGE

15'4" x 13'3"

(Measurements into bay and recess). The lounge is elegant and front facing with ceiling coving, UPVC double glazed walk in bay window with stained glass upper panes, wood flooring, single radiator and wall mounted TV point. There is a feature fireplace with painted wood surround and recess to chimney breast.

DINING KITCHEN

22'0" x 11'10"

(Measurements into recess) Fabulous, contemporary and stylish Island layout kitchen with space to accommodate a four seater dining table. Benefitting from wall, base and drawer units with solid wood worktops and tiled splashbacks. Integrated appliances include eye level double oven, five ring gas hob, extractor hood and fridge freezer. The Island incorporates base units, solid wood worktops, breakfast bar, Belfast sink, mixer tap and dishwasher. There is ceiling coving, black aluminum double glazed windows incorporating patio doors leading to rear garden and cast iron style radiator. Door to garage leading to shower room WC and utility room.



UTILITY ROOM

9'5" x 7'10"

Good sized utility room benefitting from wall and base units with solid rustic wood worktops incorporating single bowl sink, drainer, mixer taps and tiled splashbacks. There is space and plumbing for a washing machine and integrated fridge. There are recessed ceiling spotlights, UPVC double glazed window, tiled flooring, single radiator and UPVC double glazed door to rear garden.

DOWNSTAIRS SHOWER ROOM WC

Contemporary and stylish shower room benefitting from walk in rainfall shower with additional attachment, vanity washbasin with storage beneath and integrated WC. There are recessed ceiling spotlights, partially tiled walls, tiled flooring, extractor fan and matt black towel warmer.

SPLIT LANDING

With stairs up to the main landing, built in cupboard and doors to bedroom four and five.

LANDING

With loft access, ceiling coving and doors to three bedrooms and bathroom WC.

BEDROOM ONE

15'6" x 11'0"

(Measurements into bay and recess) Bedroom one is bright and front facing with ceiling coving, UPVC double glazed walk in bay window with stained glass upper panes and single radiator.

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BEDROOM TWO

11'11" x 10'11"

Bedroom two is modern and rear facing with ceiling coving, UPVC double glazed window, single radiator and TV point.

BEDROOM THREE

8'11" x 8'7"

(Measurements into recess)

Bedroom three is front facing with ceiling coving, UPVC double glazed window with stained glass upper panes, built in storage cupboard and double radiator.

BEDROOM FOUR

13'3" x 9'10"

Bedroom four is modern and front facing with ceiling coving, UPVC double glazed window with stained glass upper panes, single radiator and TV point.

BEDROOM FIVE

12'2" x 9'11"

(Measurements into recess)

Bedroom five is rear facing with ceiling coving, UPVC double glazed window and single radiator.



BATHROOM WC

8'10" x 7'7"

Stunning and stylish bathroom benefitting from panelled bath with rainfall shower over and additional attachment, countertop oval washbasin with bespoke mixer tap and cabinet beneath, and low level WC. There are recessed ceiling spotlights, ceiling coving, partially tiled walls with feature tiling, contrasting tiled flooring, built in storage cupboard, cast iron style radiator and two UPVC double glazed obscured windows.

GARAGE

16'0" x 10'1"

Attached garage with lighting, power points, built in storage cupboard, space for American style fridge freezer and electric roll top garage door. Doors to utility room and downstairs shower room WC.

FRONT GARDEN

Front garden with driveway parking, laid to lawn, mature shrubs and planted borders. Boundary marked by fence and wall.

REAR GARDEN

The impressive and generously sized rear garden is laid to lawn with patio area, planted borders, mature shrubs, trees and summerhouse. Boundary marked by fence.

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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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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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