

11 BEVERLEY TERRACE
CULLERCOATS NE30 4NT
£975,000



- SIX BEDROOM MID TERRACED HOUSE
- TWO RECEPTION ROOMS
- DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC & SHOWER ROOM WC
- SOUGHT AFTER COASTAL LOCATION
- DETACHED & EXTENDED GARAGE LOCATED TO THE REAR
- FRONT GARDEN
- WEST FACING REAR YARD & REAR GARDEN
- EPC RATING E

Embleys are proud to be instructed in the sale of this simply outstanding, immaculately presented, characterful, and rare to the market, mid terraced property which is perfectly located in a sought after coastal location. It boasts an abundance of period features with contemporary additions for modern day family life.

This is a six bedroom property set over three floors, Ground floor: two reception rooms, dining kitchen, utility room, downstairs WC. First floor: four bedrooms, bathroom WC. Second floor: two bedrooms, shower room.

Externally: detached garage, front garden, West facing rear yard, West facing impressive rear garden. The fabulous location, generous size, amazing condition and exceptional features of this property makes for a golden 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 the beautiful period timber front door with window above into welcoming vestibule. With ceiling cornices, dado rail and period decorative floor tiles. Double timber doors with glazed panels and window above leading to entrance hallway.

ENTRANCE HALLWAY

21'0" x 6'5"

The grand entrance hallway is light with recessed ceiling spotlights, ceiling cornices, ceiling corbels, dado rail, single radiator and stairs incorporating spindles to first floor. Doors to two reception rooms and dining kitchen.

RECEPTION ROOM ONE

17'5" x 15'7"

Reception room one is elegant, spacious and front facing with ceiling rose, ceiling cornices, picture rail, UPVC double glazed walk in bay with period panelling beneath providing stunning sea views, hardwood flooring, double radiator and wall mounted TV point. There is a beautiful feature fireplace with marble surround, cast iron insert and open fire.

RECEPTION ROOM TWO

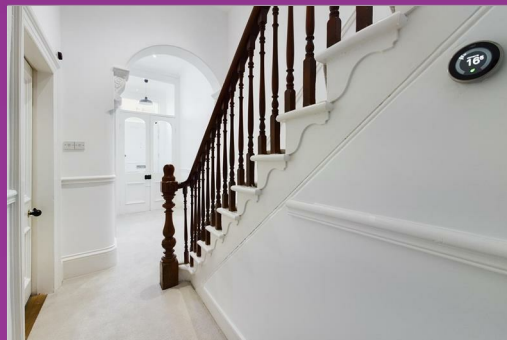
25'11" x 13'9"

Reception room two is versatile and rear facing with a family feel. There is a recess to the chimney breast with solid wood beam, tiled hearth and wood burner, double radiator and TV point. Open to dining kitchen.

DINING KITCHEN

21'11" x 10'1"

Fabulous, modern dining kitchen which accommodates an eight seater dining table and benefits from wall, base, display and drawer units with granite worktops incorporating one and a half bowl sink, grooves into worktop drainer, mixer taps and tiled splashbacks. Recess space for range style cooker with integrated extractor hood over, spaces for an American style fridge freezer and integrated wine cooler. There are recessed ceiling spotlights, UPVC double glazed window, walk in pantry cupboard, under stairs storage cupboard and tiled flooring. UPVC double glazed French doors with windows to both sides leading to rear yard.



UTILITY ROOM

7'6" x 10'0"

Practical utility room benefitting from base units with contrasting worktops incorporating single bowl sink, mixer tap and tiled splashbacks. There are spaces and plumbing for dishwasher and washing machine, UPVC double glazed window, wall mounted combi boiler and tiled flooring. Doors to downstairs WC and UPVC double glazed door to rear yard.

DOWNSTAIRS WC

7'0" x 5'4"

Benefitting from pedestal washbasin with tiled splashback, low level WC, UPVC double glazed obscured window, tiled flooring, single radiator and space for tumble dryer.

SPLIT LANDING

3'4" x 6'5"

With recessed ceiling spotlights, dado rail, stairs to main landing and further stairs to rear landing.

FIRST FLOOR LANDING

6'8" x 6'5"

With recessed ceiling spotlights, dado rail and stairs to second floor. Doors to two bedrooms.

BEDROOM ONE

17'11" x 21'6"

Bedroom one is spacious and front facing with ceiling rose, decorative ceiling cornices, UPVC double glazed sash style walk in bay window and UPVC double glazed sash window both with panelling beneath and providing show stopping panoramic sea view over Cullercoats Bay to Longsands and the Priory. There is a beautiful period feature fireplace with marble surround, horseshoe insert and tiled hearth, wood stained flooring, larger style double radiator and cast iron radiator.

BEDROOM TWO

14'9" x 13'1"

Bedroom two is stylish and rear facing with ceiling cornices, picture rail, UPVC double glazed window, fitted wardrobes, painted wood flooring and single radiator. There is a feature fireplace with marble surround, horseshoe insert and tiled hearth.

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REAR LANDING

With recessed ceiling spotlights and dado rail. Doors to bedroom three and bathroom WC.

BEDROOM THREE

17'0" x 10'0"

Bedroom three is charming and rear facing with UPVC double glazed window and double radiator.

BATHROOM WC

11'9" x 6'4"

Beautiful, contemporary family bathroom with brass fittings and benefitting from double ended bath with freestanding mixer tap and shower attachment, larger style walk in rainfall shower with additional attachment, countertop washbasin with cabinet beneath and low level WC. There are recessed ceiling spotlights, partially tiled walls, tiled flooring, towel warmer and UPVC double glazed obscured window.

SECOND FLOOR SPLIT LANDING

3'3" x 6'4"

With skylight, dado rail and stairs to second floor landing. Further stairs and doors to bedroom four and shower room.

BEDROOM FOUR

19'1" x 10'0"

Bedroom four is stylish and rear facing with UPVC double glazed window, double radiator and period cast iron fireplace.

SHOWER ROOM

9'11" x 6'6"

Good sized, contemporary shower room benefitting from larger style walk in rainfall shower with additional attachment, large trough style washbasin with drawers beneath and low level WC. There are recessed ceiling spotlights, partially tiled walls, tiled flooring, towel warmer and UPVC double glazed obscured window.

SECOND FLOOR LANDING

9'6" x 3'11"

With ceiling spotlights, walk in storage room and twin period storage cupboards. Doors to bedrooms five and six.



BEDROOM FIVE

11'11" x 12'10"

Bedroom five is bright, modern and rear facing with UPVC double glazed dormer window with plantation style shutters, single radiator and period cast iron fireplace.

BEDROOM SIX

10'9" x 12'6"

Bedroom six is front facing with UPVC double glazed dormer window providing fantastic elevated sea views over Cullercoats Bay, Longsands and The Priory, cast iron radiator and a single radiator.

FRONT GARDEN

The front garden is laid to lawn with mature shrubs and planted borders. The boundary is marked by a wall.

REAR YARD

West facing paved rear yard with patio, raised beds and brick outhouse. The boundary is marked by a wall with gated access to the rear lane leading to the garage and walled rear garden.

GARAGE

28'11" x 16'8" in total

The extended and detached garage is located via the rear lane and is currently presented as two storage rooms and a gym. To the first section there is an electric roll top garage door as well as a timber door with lighting, power and door leading to the second storage area. From the second storage room there is access to the rear area which is currently used as a gym but could also be used as a studio or for entertaining. With Bi-folding doors to one entire wall providing an abundance of natural light and access to the rear garden.

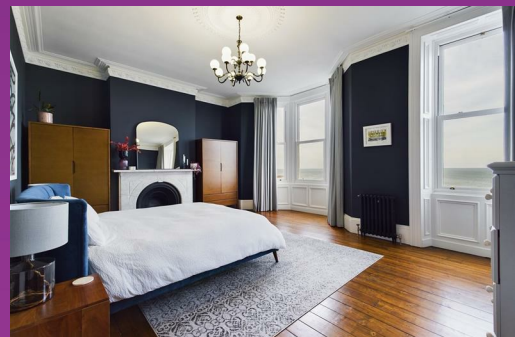
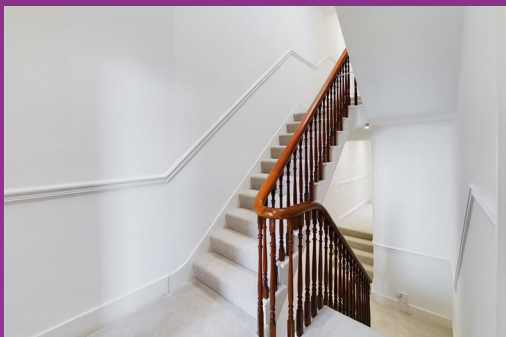
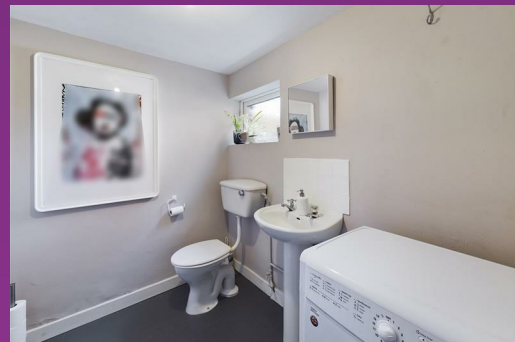
REAR GARDEN

West facing, striking, private and walled rear garden with gated access via lane and garage. It is laid to lawn with raised beds, mature shrubs, stone paved patio area, plum and apple trees, barked play area and playhouse. The boundary is marked by a 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		
(81-91) B		
(69-80) C		
(55-68) D	53	66
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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