

FOR
SALE

13 BEVERLEY GARDENS, NE30 4NS
£1,325,000



6 BEDROOM HOUSE - SEMI-DETACHED

- SUPERB SIX BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN DINING KITCHEN
- GOOD SIZED UTILITY ROOM & DOWNSTAIRS WC
- TWO GENEROUSLY SIZED BATHROOMS WC & SEPARATE WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING REAR GARDEN
- EPC RATING E

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'11 x 14'6

RECEPTION ROOM
22'9 x 13'4

DINING KITCHEN
14'11 x 10

UTILITY ROOM
16'10 x 7'7

DOWNSTAIRS WC

BEDROOM ONE
22'4 x 14'6

BEDROOM TWO
16 x 13'6

BEDROOM THREE
13'3 x 7'9

JACK & JILL BATHROOM WC
10'9 x 5'6

SEPARATE WC

BEDROOM FOUR
21'7 x 13'6

BEDROOM FIVE
17 x 14'4

BEDROOM SIX
12'4 x 7'8

BATHROOM WC
14'4 x 8'11

GARAGE
18'5 x 8'4

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Embleys are delighted to be instructed in the sale of this exceptional and substantial six bedroom semi detached home, set over three impressive floors on Beverley Gardens, arguably one of the most sought after streets in Cullercoats. Rare to the market, this remarkable property boasts generous proportions throughout, a superb layout and a wealth of exceptional features, all perfectly positioned within this highly desirable coastal location. Cullercoats is a charming seaside village with a beautiful bay.

The property welcomes you with a vestibule leading to a grand entrance hallway showcasing beautiful period floor tiles and a staircase rising to the upper floors. Doors lead to two spacious reception rooms, both featuring period marble fireplaces and generous bay windows, with the rear reception also offering access to the garden. The stylish modern dining kitchen provides ample space for a dining table and is fitted with a range of units, natural granite worktops, space for a range oven, dishwasher and useful pantry cupboards. A particularly large utility room offers additional storage and appliance space, along with a convenient downstairs WC.

To the first floor are three light and airy bedrooms, two benefitting from bay windows and the third enjoying access to a balcony. There is a modern Jack & Jill bathroom with walk-in shower, vanity wash basin and WC, plus a separate WC. The second floor hosts three further bedrooms, one with a built-in cupboard and two with charming period cast iron fireplaces, alongside a generous bathroom featuring a roll top bath, walk-in shower, pedestal wash basin, WC and cast iron fireplace. Stairs lead up to a door providing access to the roof.

Externally, there is an attached garage, a well maintained front garden with driveway parking for up to two cars, and a stunning, substantial west-facing rear garden with patio, lawn, mature shrubs and well stocked borders—ideal for outdoor entertaining.

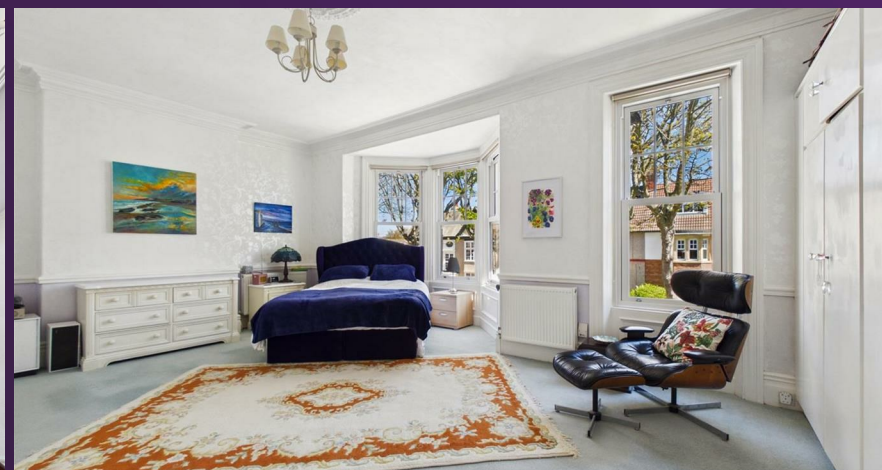
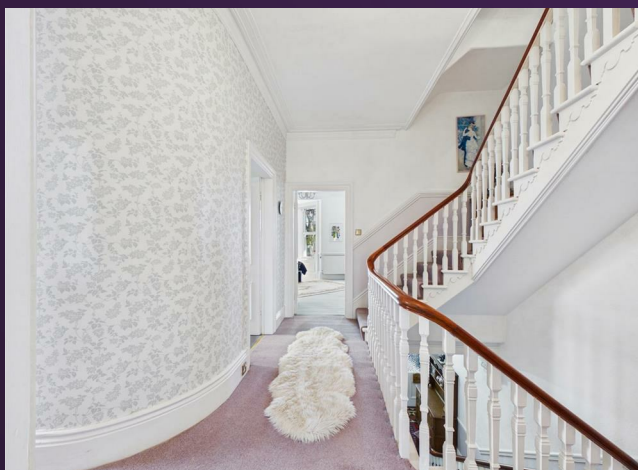
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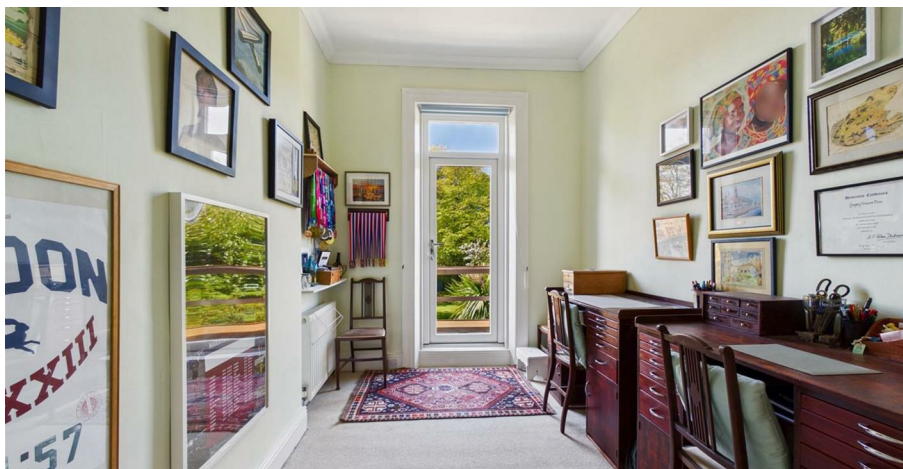
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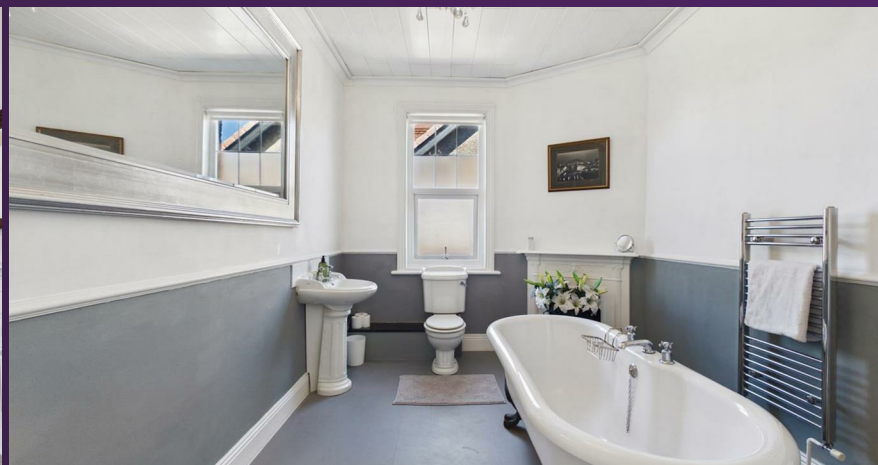


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FLOORPLAN



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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.

[VIEW PROPERTY](#)


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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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