

FOR
SALE

44 BURNSIDE ROAD, CULLERCOATS NE30 3LF
£399,950



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND UTILITY ROOM
- SHOWER ROOM, WC AND DOWNSTAIRS WETROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN
- EPC RATING C
- NO UPPER CHAIN

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'2 x 11'0

RECEPTION ROOM
11'2 x 10'8

KITCHEN
11'3 x 8'8

UTILITY ROOM
16'4 x 5'11

DOWNSTAIRS WETROOM WC
8'1 x 7'3

LANDING

BEDROOM
14'11 x 10'6

BEDROOM
11'3 x 10'9

BEDROOM
16'8 x 11'5

BEDROOM
8'9 x 8'4

SHOWER ROOM
7'6 x 5'8

SEPARATE WC

GARAGE
16'5 x 8'1

FRONT GARDEN

REAR GARDEN

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This well presented semi detached property is perfectly located in a sought after residential area. It enjoys a variety of features and is ideal for a family.

With over 1500 square foot of accommodation this four bedroom property is set over two floors. The ground floor comprises of a vestibule and entrance hallway with doors to two reception rooms, kitchen and stairs leading up to the first floor. The modern kitchen benefits from a range of units with contrasting worktops, single oven, hob and integrated dishwasher with doors to the utility room and access to the downstairs wet room with walk in shower, wall mounted vanity washbasin and low level WC.

To the first floor there are four bedrooms, a shower room with walk in shower, vanity washbasin and separate low level WC. Externally the property benefits from an attached garage, front garden with driveway parking and a substantial south facing rear garden.

The fabulous location, perfect family feel and generous size 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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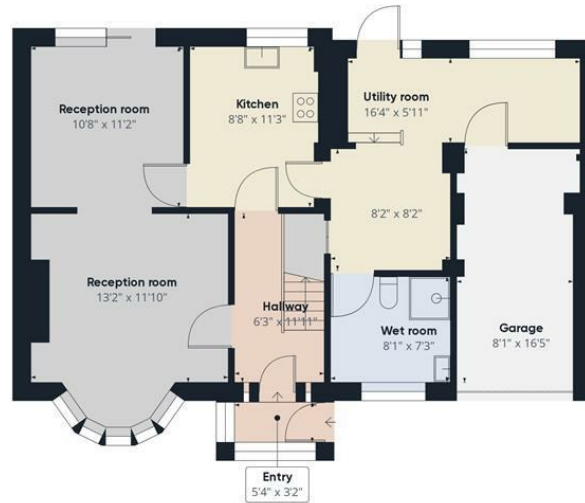
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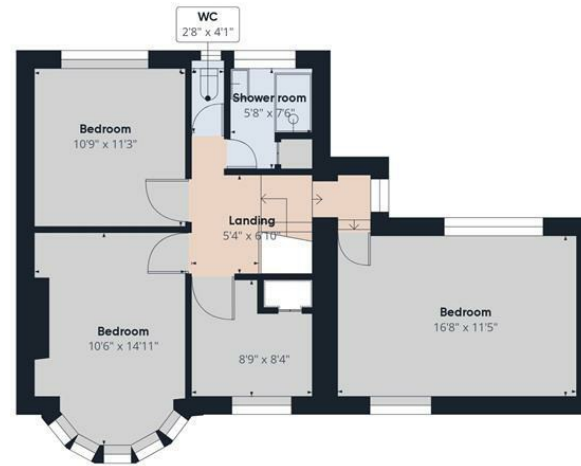
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Floor 0



Floor 1

Approximate total area^m
1521.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(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>		

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