

FOR
SALE

325 THE BROADWAY, CULLERCOATS NE30 3LQ
£465,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM (PLUS DRESSING ROOM) SEMI DETACHED HOUSE
- ELEGANT LOUNGE
- DINING KITCHEN & UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS SHOWER ROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN WITH SUMMERHOUSE
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY

LOUNGE
15'4" x 13'3"

DINING KITCHEN
22'0" x 11'10"

UTILITY ROOM
9'5" x 7'10"

DOWNSTAIRS SHOWER ROOM WC

SPLIT LANDING

LANDING

BEDROOM ONE
15'6" x 11'0"

BEDROOM TWO
11'11" x 10'11"

BEDROOM THREE
8'11" x 8'7"

BEDROOM FOUR
13'3" x 9'10"

DRESSING ROOM
12'2" x 9'11"

BATHROOM WC
8'10" x 7'7"

GARAGE
16'0" x 10'1"

FRONT GARDEN

REAR GARDEN

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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 beautiful, four bedroom property is set over two floors and consists of an entrance hallway with doors to the elegant lounge and fabulous contemporary dining kitchen. The stylish dining kitchen easily accommodates a dining table and benefits from a good range of units with solid wood worktops and integrated appliances including an eye level double oven, five ring gas hob, extractor hood and fridge freezer. The Island includes base units, solid wood worktop, Belfast sink, dishwasher and breakfast bar. There is also a good sized utility room with further units, integrated fridge and space for a washing machine, and a downstairs shower room benefitting from walk in rainfall shower, vanity wash basin and integrated WC. To the first floor there are four bedrooms, a dressing room and a stunning family bathroom benefitting from panelled bath with rainfall shower over, countertop washbasin and low level WC. Externally there is driveway parking, attached garage, front garden and an impressive, generously sized 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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GROUND FLOOR



1ST FLOOR



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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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](#)



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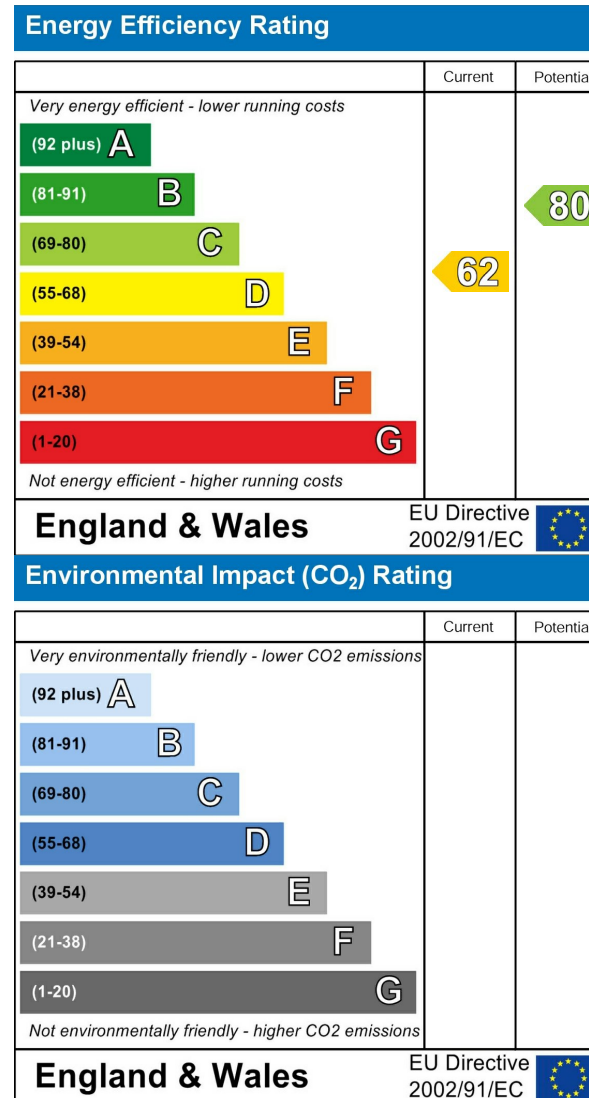
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

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