

FOR
SALE

269 THE BROADWAY, CULLERCOATS NE30 3DG
£450,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- NO UPPER CHAIN
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO LIGHT & AIRY RECEPTION ROOMS
- CLASSIC KITCHEN
- GOOD SIZED BATHROOM WC
- ATTACHED GARAGE
- SUBSTANTIAL FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
15'8" x 7'4"

RECEPTION ROOM
12'1" x 13'3"

RECEPTION ROOM
14'6" x 13'2"

KITCHEN
10'11" x 7'5"

LANDING
7'5" x 3'3"

BEDROOM
15'3" x 10'7"

BEDROOM
14'8" x 10'6"

BEDROOM
10'6" x 8'2"

BATHROOM WC
8'6" x 8'3"

GARAGE
21'8" x 15'0"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well presented, semi detached house which is perfectly located in a highly sought after residential area. It boasts a wealth of period charm and is ideal for a family.

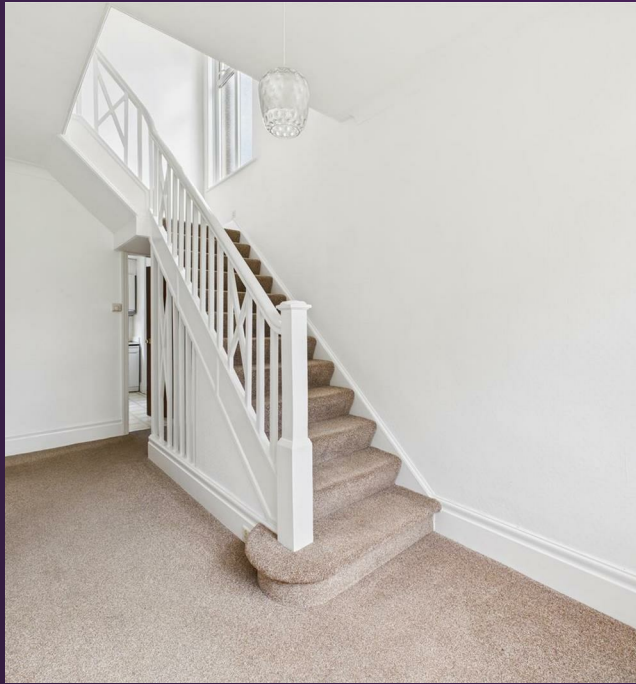
With over 1300 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to two light and airy reception rooms and classic kitchen. The kitchen benefits from a range of units with contrasting worktops, single oven and gas hob. To the first floor there are three bedrooms, two with built in wardrobes, and a good sized bathroom with walk in shower, pedesal wash basin and low level WC. Externally there is an attached garage, a front garden with driveway parking and a secluded rear garden.

The generous size, family feel and fabulous location of this property makes for an exciting opportunity which can only truly be 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 in to its neighbouring towns, convenient for the metro, excellent schools and a good selection of local shopping and cafe culture. 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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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.

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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.

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		
(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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