

FOR
SALE

2 BEVERLEY TERRACE, CULLERCOATS NE30 4NT
£1,100,000



6 BEDROOM HOUSE - TERRACED

- SIX BEDROOM MID TERRACE HOUSE
- STUNNING COASTAL LOCATION WITH FANTASTIC SEA VIEWS
- TWO SPACIOUS RECEPTION ROOMS
- DINING KITCHEN & UTILITY ROOM
- TWO BATHROOM WCS & DOWNSTAIRS WC
- ROOF TERRACE
- DETACHED GARAGE TO THE REAR WITH WORKSHOP & GARDEN ROOM
- FRONT GARDEN, WEST FACING REAR COURTYARD & REAR GARDEN
- EPC RATING D

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RECEPTION ROOM
15'11 x 14'3

RECEPTION ROOM
14'9 x 13'2

DINING KITCHEN
22'10 x 10'3

UTILITY ROOM
17'3 x 6'10

DOWNSTAIRS WC

CELLAR
14'9 x 6'10

BEDROOM ONE
21'6 x 14'4

BEDROOM TWO
14'10 x 13'3

BEDROOM THREE
10'4 x 9'6

ROOF TERRACE
11'8 x 8'2

BATHROOM WC
12'6 x 5'10

BEDROOM FOUR
20'2 x 9'3

BEDROOM FIVE
16'3 x 10'6

BEDROOM SIX
14'7 x 12'3

BATHROOM WC
6'8 x 6'5

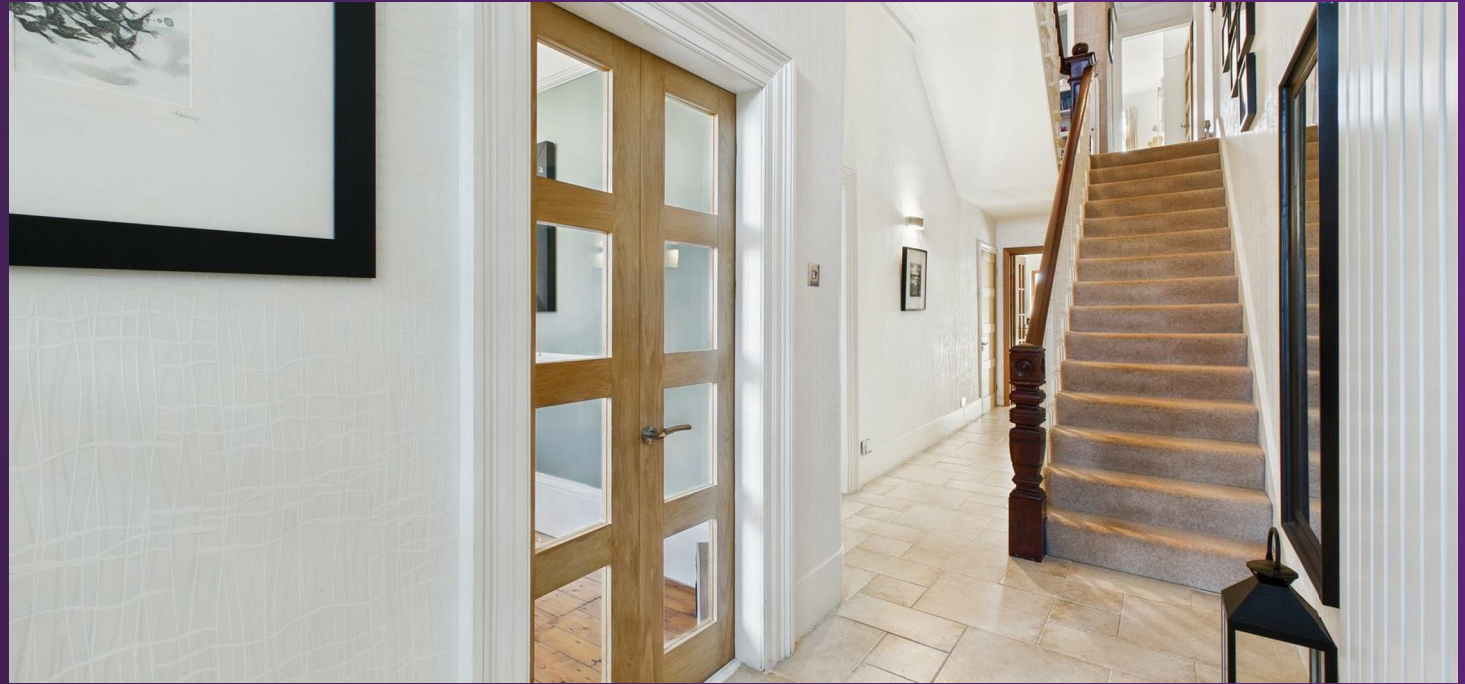
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Embleys are delighted to be instructed in the sale of this immaculately presented, mid terrace house built in the Victorian era and located in one of the must sought after streets in Cullercoats with outstanding sea views. One of the finest of its type, this property boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 2750 square feet of accommodation set over three floors, this property consists of an vestibule and hallway with period stained glass, staircase and doors to the reception rooms, dining kitchen, downstairs WC and the cellar, which provides additional storage. The grand, front facing reception room has floor to ceiling windows providing beautiful sea views and a period feature fireplace, and the rear facing reception room has stained glass doors leading to the courtyard. The fabulous dining kitchen accommodates a family dining table and benefits from a good range of contemporary units with granite worktops and appliances including eye level double oven, warming drawer, gas hob and wine cooler. There is a utility room with further units, integrated dishwasher and spaces for an American style fridge freezer and washing machine. On the first floor the main bedroom is currently used as an additional lounge with feature fireplace and floor to ceiling windows providing stunning views to Tynemouth, Longsands and beyond. There are two further bedrooms on this floor, one with access to the fantastic roof terrace providing further coastal views, and a stylish bathroom with free standing bath, walk in shower, vanity washbasin and WC. To the top floor there are three further good sized bedrooms, the main bedroom has fitted wardrobes, and an additional bathroom with panelled bath, washbasin and WC. Externally there is a front garden, a West facing rear courtyard leading to the rear lane from which you access the garage, workshop and beautiful garden room overlooking the West facing, secluded rear garden with seating areas

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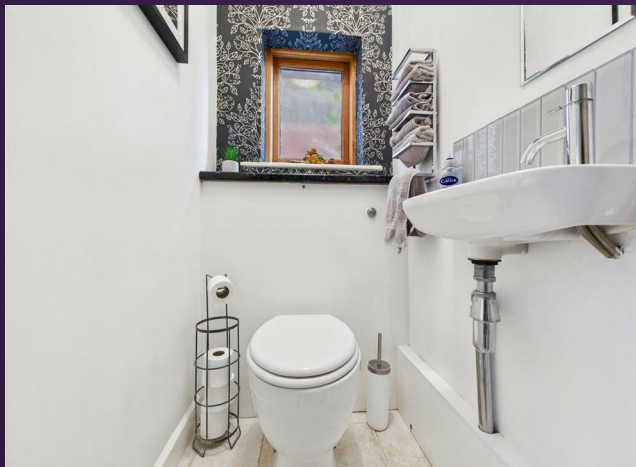
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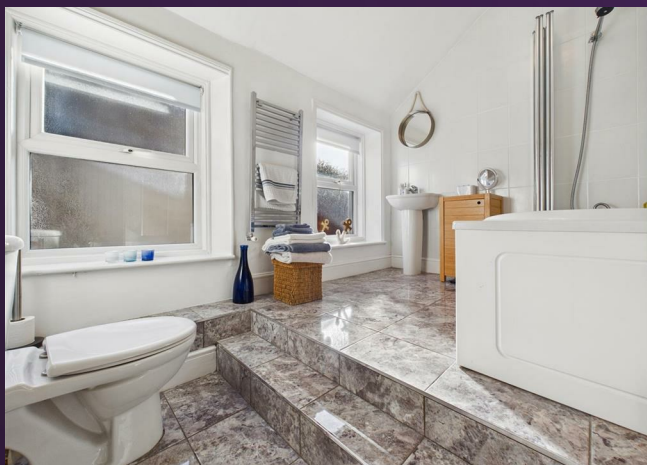
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SMOKE ALARMS

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		73
(55-68) D	60	
(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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