



## 80 Links Road

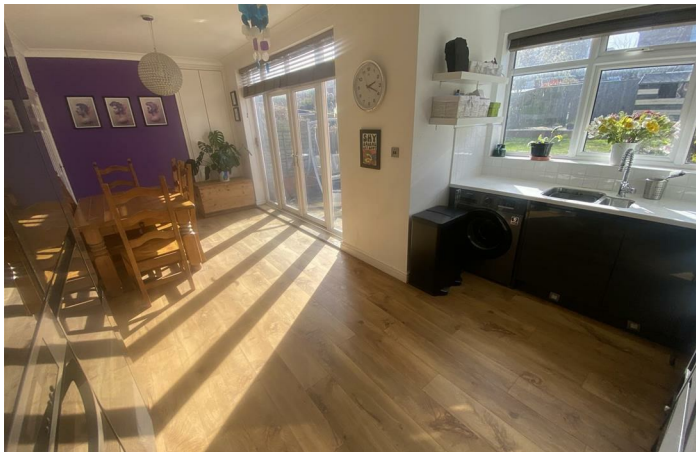
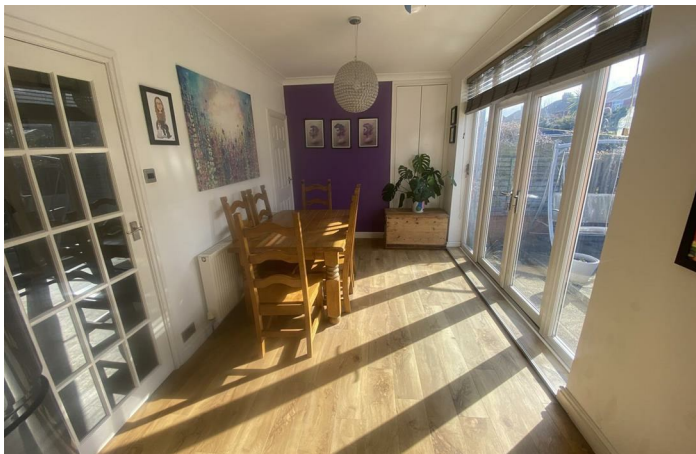
Cullercoats, North Shields NE30 3DZ

- Mid Terraced House
- Modern Dining Kitchen
- Living Room with Bay Window
- Front Garden and Driveway
- Sought after Location
- 3 Bedrooms plus Study/nursery
- Stylish Bathroom
- Large Rear Garden
- Close to Sea Front
- Viewing is Recommended

**£349,950**







Situated on Links Road in the ever so popular road in Cullercoats, only a short walk away from the beautiful sea front and lots of amenities on the door step including a good selection of schools and Cullercoats Metro Station for easy commuting. Internal viewing is recommended to fully appreciate this ready to move into property.

The property offers great sized living accommodation over two floors with a generous sized rear garden. Briefly comprising Reception Hallway with stairs leading to first floor, Living Room with Bay window and lovely feature fireplace with gas fire, open plan Dining Kitchen to rear with French doors opening onto rear garden patio, ample space for dining table and chairs. There is an excellent range of modern wall and floor units with contrasting work surfaces incorporating a stainless steel sink unit, integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, 5 burner gas hob, electric oven. Cupboard housing central heating boiler, under stairs storage area. To the first floor landing there is access to a fully boarded loft with easy access. There are 3 Bedrooms plus a Study/Nursery Room and a fabulous refitted Bathroom with White suite with a large double ended bath, vanity wash handbasin, low level wc, and good sized walk in shower enclosure with mains shower and under floor heating.

Externally there is a garden area to front and driveway offering off street parking and a convenient storage cupboard. To the rear there is a good sized fenced garden mainly laid to lawn with patio area ideal for garden furniture.

There is UPVC double glazing and gas central heating. Viewing is strongly advisable.

## Reception Hallway

## Living Room

13'7 x 10'9

## Dining Kitchen

21'10 x 12'9

## First Floor Landing

## Bedroom One

14'9 x 9'0

## Bedroom Two

12'3 x 8'0

## Bedroom Three

11'7 x 7'6 max

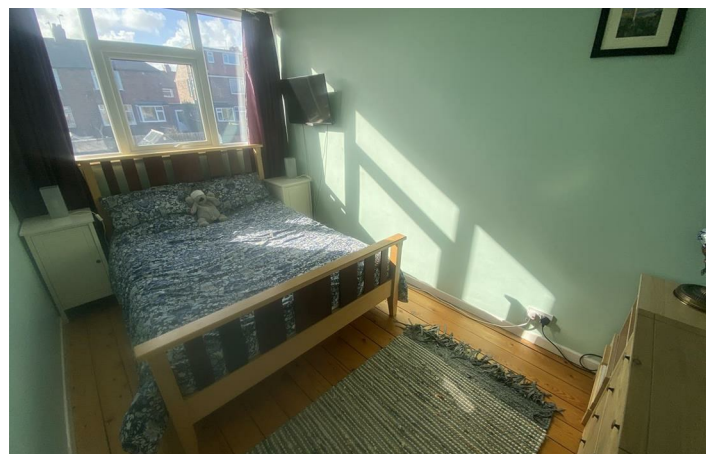
## Study/Nursery

6'2 x 5'8

## Bathroom/w.c.

10'7 x 9'4

## Rear Garden





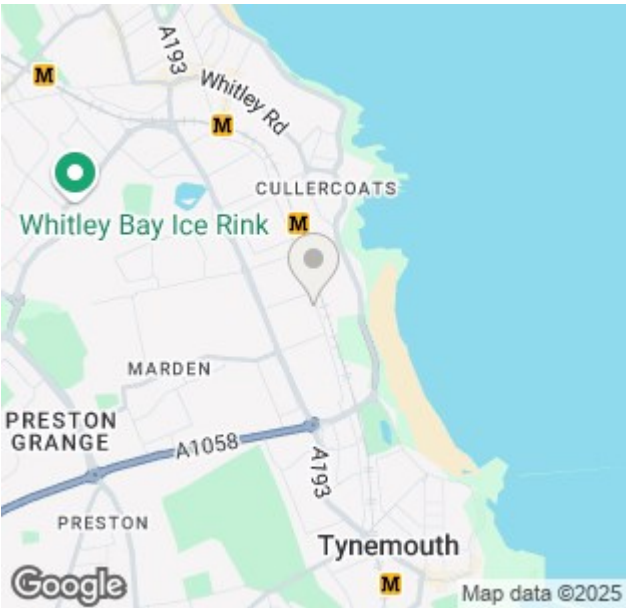




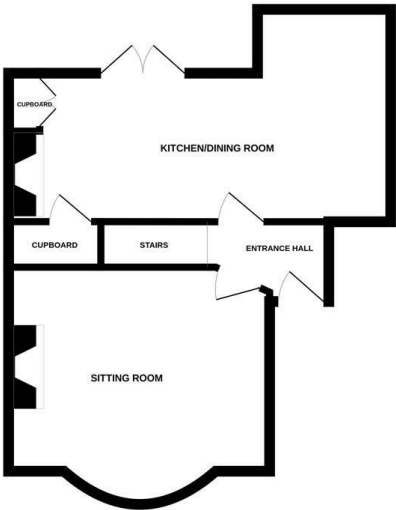
Local Authority North Tyneside  
Council Tax Band B  
EPC Rating D  
Tenure Freehold

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

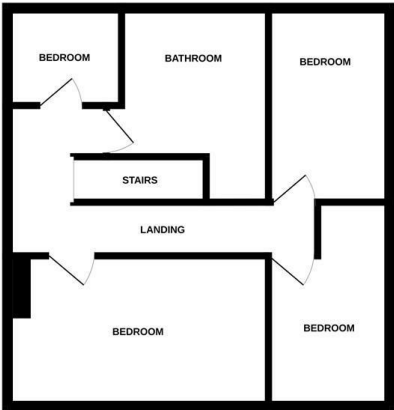
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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