

FOR
SALE

65 LINKS ROAD, NORTH SHIELDS NE30 3EA
£350,000



4 BEDROOM HOUSE - END TERRACE

- FOUR BEDROOM END TERRACE PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE
- FABULOUS KITCHEN DINER
- UTILITY ROOM
- CONTEMPORARY BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

LOUNGE
13'5" x 12'4"

KITCHEN DINER
22'11" x 8'11" + 9'2" x 10'10"

UTILITY ROOM
4'7" x 4'4"

DOWNSTAIRS WC
4'2" x 4'4"

LANDING

BEDROOM
10'3" x 12'5"

BEDROOM
12'7" x 7'11"

BEDROOM
10'2" x 8'9"

BEDROOM
9'3" x 8'9"

BATHROOM WC
9'4" x 7'5"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful end terrace property which is perfectly located in a sought after residential area. It enjoys a variety of contemporary features with period charm and is ideal for a family.

With over 1050 square feet of accommodation, set over two floors, this four bedroom property comprises of a vestibule with stairs to the first floor and doors to the welcoming lounge which is open to the dining area and kitchen. The fabulous kitchen diner benefits from a range of units with under cabinet lighting and granite worktops. There is an eye level double oven, induction hob, extractor hood and integrated appliances including a fridge freezer, dishwasher and wine fridge in the breakfast bar. There is also a utility room and downstairs WC with pedestal washbasin and low level WC.

From the first floor split landing, there are four stylish bedrooms and a contemporary bathroom benefiting from a panelled bath, walk in rainfall shower, vanity washbasin and low level WC.

Externally there is a front garden with driveway parking and a substantial, secluded rear garden.

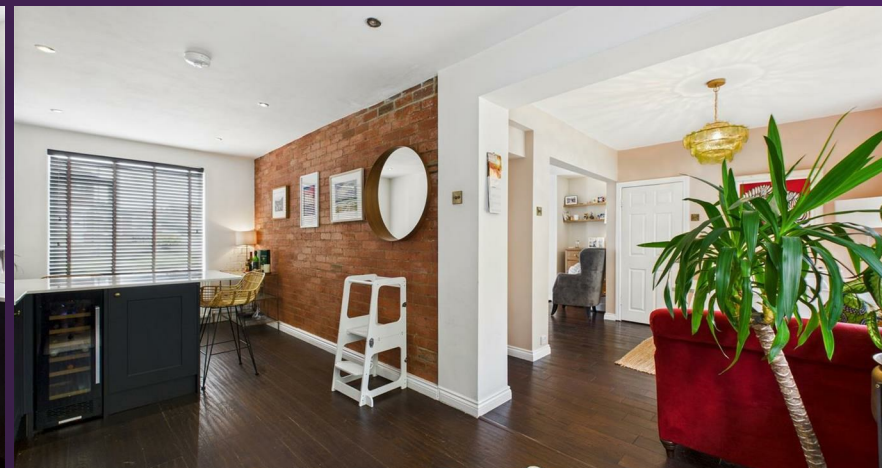
The fabulous location, perfect family feel and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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.

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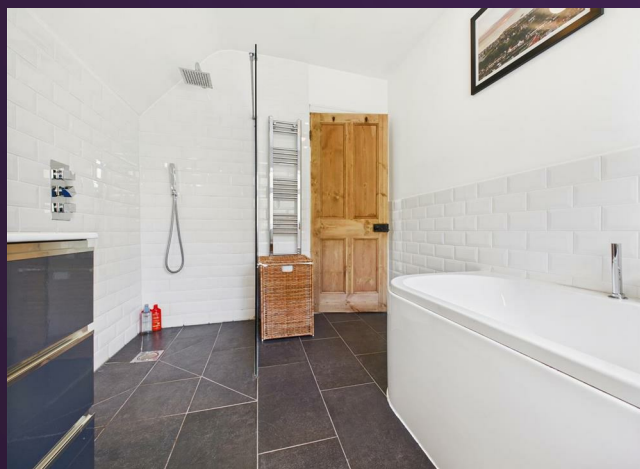
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1094 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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		
(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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