

**F**OR  
SALE

10 LINKS ROAD, CULLERCOATS NE30 3DX  
OFFERS OVER £395,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- RECEPTION ROOM
- LOVELY KITCHEN DINER & UTILITY SPACE
- MODERN BATHROOM WC & ENSUITE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM  
12'2 x 11'11

KITCHEN DINER  
23 x 12'6

LANDING

BEDROOM  
14'1 x 8'4

BEDROOM  
12'5 x 9

BEDROOM  
8'2 x 8

BATHROOM WC  
7'9 x 5'5

BEDROOM  
17'7 x 11'2

ENSUITE  
6'10 x 5'7

FRONT GARDEN

REAR GARDEN

## 10 LINKS ROAD, CULLERCOATS NE30 3DX

Situated in the heart of the highly sought-after coastal village of Cullercoats, this beautifully presented four-bedroom semi-detached family home combines charming 1920s character with stylish modern living across three floors.

Cullercoats is renowned for its picturesque beaches, popular cafés, excellent schools and superb transport links, making it one of the North East's most desirable locations for families.

The accommodation briefly comprises an entrance hallway with stairs to the first floor and doors leading to the reception room and kitchen diner. To the front, the bright reception room features a lovely bay window allowing for plenty of natural light. To the rear, the impressive modern kitchen diner offers a range of fitted units with contrasting worktops, integrated eye-level oven, gas hob, chimney hood and dishwasher. There is ample space for a six-seater dining table and French doors opening onto the rear garden. A useful utility area provides additional space for appliances.

The first floor offers three well-proportioned bedrooms, including a spacious main bedroom with a bay window and fitted wardrobes and two further bedrooms, one with fitted wardrobes. The contemporary family bathroom features a bath with shower over, countertop wash basin with storage beneath and low-level WC.

Occupying the second floor is a generously sized, light and airy, fourth bedroom with modern ensuite incorporating a walk-in shower, vanity wash basin and integrated WC.

Externally, the property benefits from a front garden with driveway parking and a substantial west-facing rear garden with lawn and patio area, ideal for families and entertaining.

Early viewing is therefore highly recommended to fully appreciate the location, layout and lifestyle opportunity on offer.

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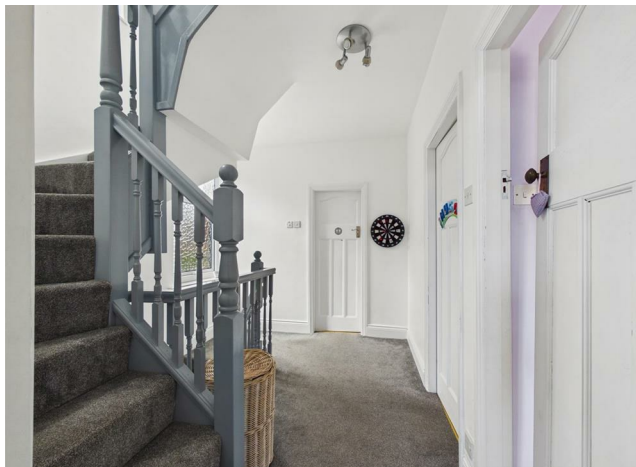
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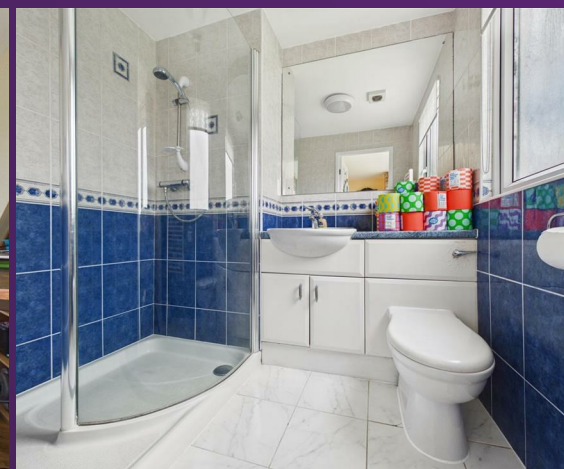
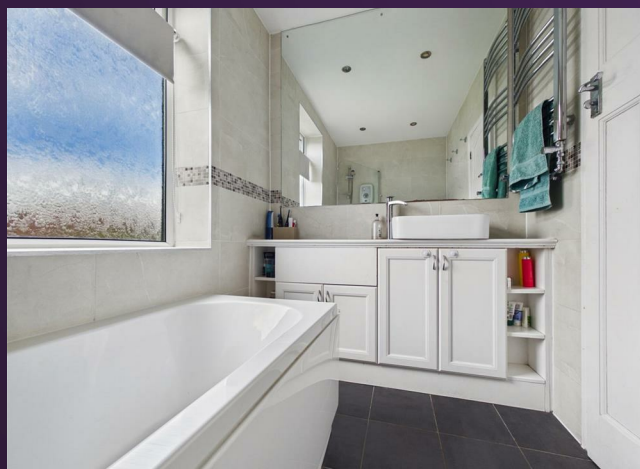
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#### SMOKE ALARMS

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) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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