

5 BROADWAY CLOSE
CULLERCOATS NE30 3LN
£325,000



- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **OPEN PLAN LOUNGE DINER**
- **MODERN KITCHEN**
- **BATHROOM WC**
- **DRIVEWAY PARKING**
- **ATTACHED GARAGE**
- **BEAUTIFUL REAR GARDEN**
- **EPC RATING D**

This beautiful semi detached bungalow was built in the 1970's and is perfectly located within a popular residential location. It displays a variety of modern features and is ideal for a range of buyers. This two bedroom semi detached bungalow briefly comprises; open plan lounge, dining area, kitchen, two bedrooms, bathroom WC. Externally: front garden with driveway parking, attached garage, private rear garden. The fabulous location and features 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. 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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VESTIBULE

Enter through composite front door into vestibule with UPVC double glazed windows and timber glazed door to open plan lounge.

OPEN PLAN LOUNGE

20'0" x 12'11"

The lounge is front facing and open plan with loft access, UPVC double glazed window, feature log burner style electric fire, two double radiators, hard wood flooring and TV point. Open to dining area.

DINING AREA

15'11" x 7'10"

The dining area can easily accommodate space for a four seater dining table. Complete with hard wood flooring, doors to bedrooms, bathroom and garage and open to the kitchen.



KITCHEN

17'2" x 8'11"

Kitchen benefitting from wall, base and drawer units with granite worktops incorporating single bowl sink with mixer taps and drainer. Integrated appliances include double oven, five ring gas hob, extractor hood, fridge freezer and washing machine. There are recess spotlights, UPVC double glazed obscured window with built in shelving, two double radiators and wood flooring. UPVC double glazed sliding doors leading to rear garden.

BEDROOM ONE

12'7" x 10'2"

Bedroom one is rear facing with UPVC double glazed window, fitted wardrobes and single radiator.

BEDROOM TWO

11'4" x 7'1"

Bedroom two is front facing with UPVC double glazed window and single radiator.

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BATHROOM WC

9'1" x 5'11"

Stylish bathroom complete with integrated tiled bath with rainfall shower over, pedestal wash basin and low level WC.

There is an extractor fan, UPVC double glazed obscured window, partially tiled walls, towel warmer and tiled flooring.



GARAGE

18'8" x 8'0"

Attached garage with lighting, power, wall mounted combi boiler, UPVC double glazed obscured door to rear garden and an up and over garage door to driveway.



FRONT GARDEN

Front garden with mature shrubs, borders, concrete driveway parking and a low walled boundary.



REAR GARDEN

The lovely and private rear garden is laid to lawn with borders, mature shrubs, pebbled area and a fenced boundary.



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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

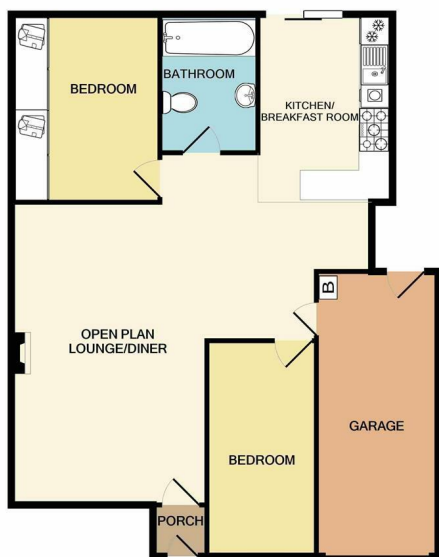
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



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.



TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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