

SIGNATURE

NORTH EAST

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📍 Links Road, Cullercoats NE30 3DY

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Offers Over £199,950

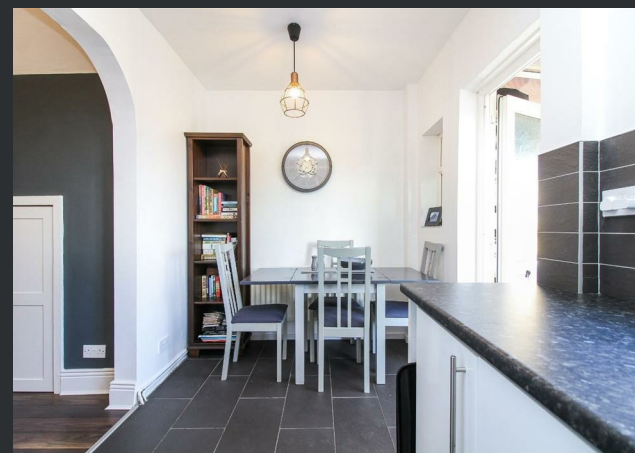
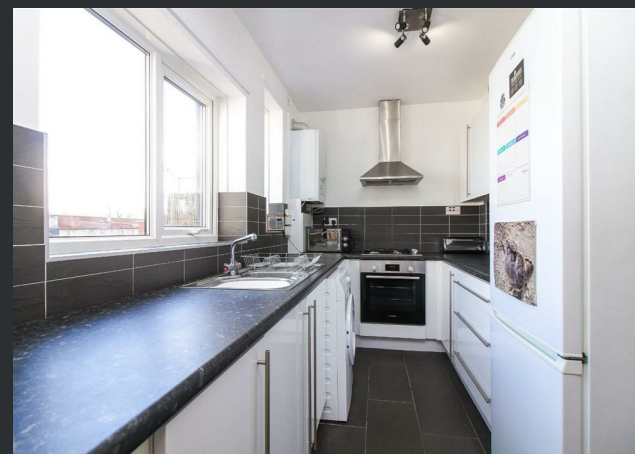
Available to the sales market with no upper chain is this spacious two bedroom semi-detached home on Links Road in Cullercoats. The location is superb; with Cullercoats Bay, local shops, restaurants and excellent schools that can be reached in under five minutes by foot. Cullercoats Metro Station is also just a brisk 2-minute walk away, benefiting from fast and convenient rail links to the centre of Newcastle.

The home begins in an entrance lobby with stairs leading to the first floor and access to the living room. This large space has newly fitted wooden flooring and a feature fireplace as well as ample space for furnishings. Beyond the living room is the dining kitchen. With a full range of fitted wall and floor units in a modern white gloss finish, space for a freestanding fridge freezer and plumbing for a washing machine. There is also access to the garden via the conservatory.

To the first floor of the property, there is a large master bedroom to the front and an additional generously sized bedroom to the rear. Ample loft space and a three-piece family bathroom complete this home.

Externally, the property offers a low maintenance lawned front garden, and to the rear is an east facing back garden mostly laid to lawn with a large patio space, in addition, there is a large summer house.

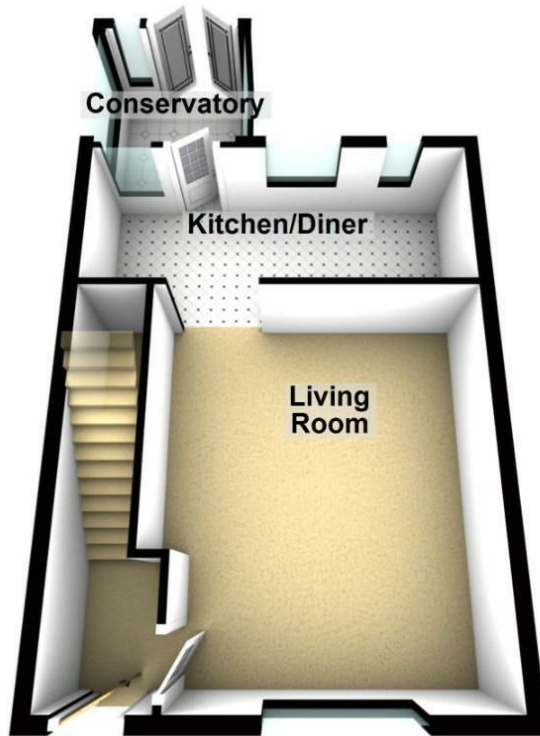
This is an ideal opportunity for buyers to acquire a family home in a prime seaside location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'7" x 14'0"

Kitchen / Diner
17'2" x 6'8"


Conservatory
6'8" x 6'7"

Bedroom One
13'4" x 13'1"

Bedroom Two
10'2" x 9'5"

Bathroom
7'2" x 6'8"

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 	





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