


## 3 bed semi-detached house to buy in NE30

Links Road, Cullercoats, North Shields, Tyne and Wear, NE30 3DX

# £225,000 Starting Bid

x 3 x 1 x 2

Tenure

**Freehold**

Driveway parking

Garden

## Property features

- Three Bedroom Semi Detached
- Sought After Location
- Walking Distance to Excellent Amenities
- Excellent Transport Links
- EPC Rating D

## Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer for sale this three-bedroom semi-detached home, situated on the sought-after Links Road in Cullercoats, the property has been well maintained and offers an excellent opportunity for a purchaser to acquire a home in one of North Tyneside's most desirable coastal locations. While ready for immediate occupation, the property also provides scope for a new owner to update and personalise to their own tastes if desired.  Links Road is ideally placed for access to local shops, cafés, well-regarded schools, transport links and the beautiful coastline, with Cullercoats Bay and nearby beaches all within easy reach.

Occupying a popular residential position, the property offers well-proportioned accommodation across two floors, comprising, good sized lounge to the front of the property, fitted kitchen with dining area, door to the sun room, first floor landing three bedrooms and a family bathroom.  Externally, there is a block-paved driveway to the front providing off-street parking, together with an enclosed rear garden offering a pleasant outdoor space. Early viewing is recommended to appreciate the accommodation and location on offer.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## Living Room

*4.31m x 3.99m (14'1" x 13'1")*

A well-proportioned living room located to the front of the property, featuring a fireplace with surround, double-glazed window and radiator.



## Kitchen

*5.18m x 2.38m (16'11" x 7'9")*

Spacious kitchen featuring a range of wall and floor units, with plenty of room for dining and direct access to the sun room overlooking the rear garden.



## Sun Room

*2.43m x 2.64m (7'11" x 8'7")*

Versatile space overlooking the rear aspect, benefitting from direct access to the garden.



## Bathroom

*2.29m x 2.51m (7'6" x 8'2")*

Well-appointed family bathroom comprising a three-piece suite.



## Bedroom 1

*4.31m x 3.27m (14'1" x 10'8")*

Well-proportioned main bedroom situated to the front of the property, with double-glazed window and radiator.



## Bedroom 2

*2.64m x 3.36m (8'7" x 11'0")*

Second spacious bedroom, benefitting from a double-glazed window and radiator.



## Bedroom 3

*2.49m x 2.52m (8'2" x 8'3")*

Third bedroom situated to the rear of the property, well-proportioned in size and benefitting from a double-glazed window and radiator.

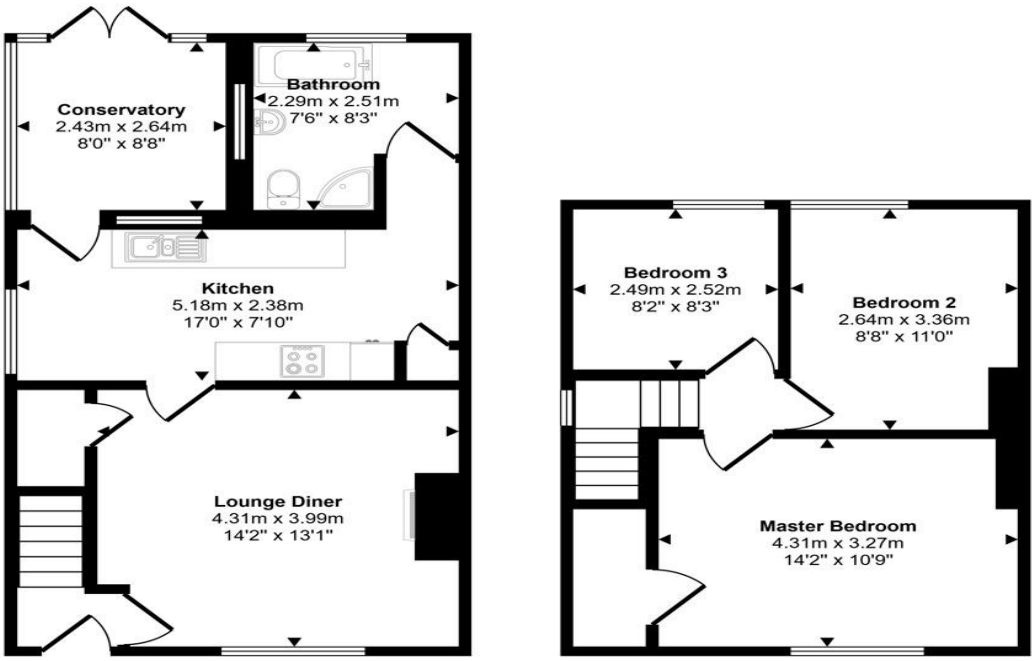


## Rear Garden

Generous, private rear garden.



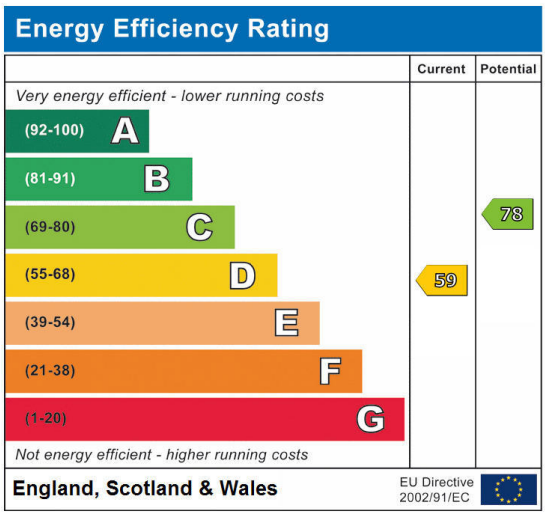
Approx Gross Internal Area
84 sq m / 908 sq ft




Ground Floor
**Approx 48 sq m / 518 sq ft**

First Floor
**Approx 36 sq m / 389 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Links Road, Cullercoats, North Shields, Tyne and Wear, NE30 3DX

Contact your local branch today for more information on this property:

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