



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

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

# £340,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Semi Detached
- ✓ Sought After Location
- ✓ Walking Distance to Excellent Amenities
- ✓ Excellent Transport Links
- ✓ No Upper Chain

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

## 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: £340,000

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.

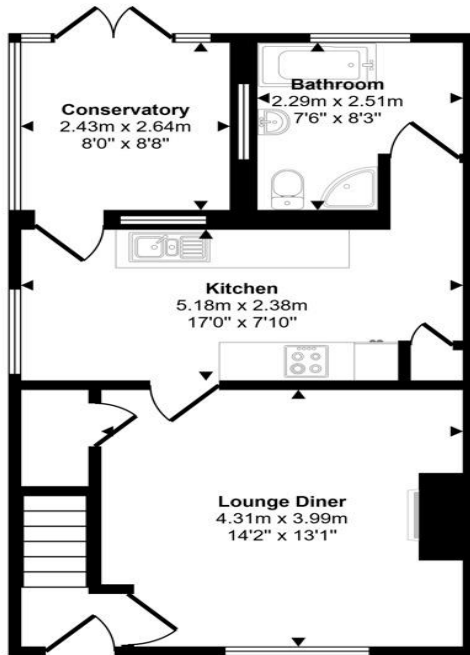


## Rear Garden

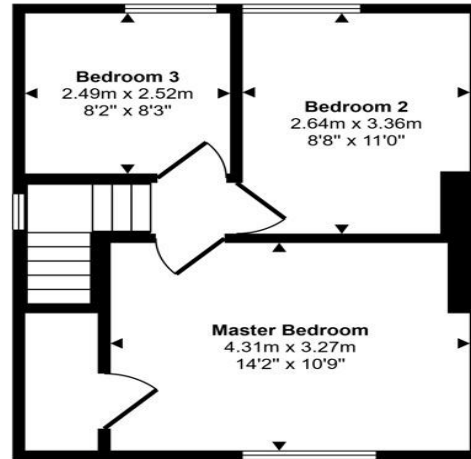
Generous, private rear garden.



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:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

