



## Links Road Cullercoats

A beautifully updated, family home, offering, space, charm and style throughout. Boasting a fabulous location, just a short walk from the beach, excellent schools, Metro, shops and amenities!

You will love the size of the rear garden, mostly lawned, with patio area and storage, the front would make an excellent driveway, subject to dropped kerb and consent. A welcoming hall through to the gorgeous lounge with feature bay window, attractive fireplace and living flame fire, inner hallway with quality fitted storage, stylish and contemporary fitted kitchen with integrated appliances, separate utility room and downstairs cloaks/wc. To the first floor the landing leads to two double bedrooms, the principle with large, walk-in storage area, luxurious re-fitted family bathroom with shower, fully tiled walls and floor. We can't wait for you to see it!

# £295,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Links Road Cullercoats

Composite with glazed panel Entrance Door to:

ENTRANCE HALL: radiator, staircase to the first floor, door to:

LOUNGE: (front): 14'4 x 13'8, (4.37m x 4.17m), with measurements into double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, under-stair recess, vertical radiator, cornice to ceiling, door to:



INNER HALLWAY: quality fitted hanging and storage, LVT flooring, composite glazed door out to the garden area, door to:

KITCHEN: 11'7 x 8'7, (3.53m x 2.62m), a stylish and contemporary fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, single drainer sink unit with mixer taps, LVT flooring, double glazed window, tiled splashbacks, radiator

UTILITY/W.C.: 7'3 x 6'7, (2.21m x 2.0m), plumbing for automatic washing machine, storage cupboard with shelving housing combination boiler, radiator



FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (front): 14'0 x 9'0, (4.27m x 2.84m), into alcoves, radiator, double glazed window, large, walk-in storage with hanging space, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes

BEDROOM TWO: (rear): 10'2 x 9'4 (3.10m x 2.84m) radiator, double glazed window

FAMILY BATHROOM: 7'2 x 6'0, (2.16m x 1.83m), A luxurious, re-fitted family bathroom, showcasing, bath with tiled panel, wall mounted mixer taps, chrome shower, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, fully tiled walls and floor, extractor, double glazed window, recessed sensor lighting, ladder radiator



EXTERNALLY: a large, private rear garden, mainly lawned, patio area, two large storage sheds, shared path access for bin and front access, fencing, side path through to the front garden, with potential driveway, subject to dropped kerb permission

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On street Parking

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: TBC**

WB2903.AI.DB.31.01.2025.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

