



3 Marius Avenue, Newcastle Upon Tyne, NE15 0EB

Offers Over £250,000

Hive Estates presents to the market this beautiful detached bungalow, extensively refurbished boasting a versatile living space, three well sized bedrooms and generous garden.

Once inside, the hallway provides direct access to all principal rooms. To the front of the property is the lounge, with alcove shelves, coving details and a ceiling rose, an electric fireplace and large windows, the room is bright and spacious. The kitchen is fully fitted, with integrated appliances and space for other furnishings, wood effect countertops and part tiled walls. With a side door providing access to the side lane and rear garden. Two out of three bedrooms come with fitted wardrobes, with stairs leading down to the third at the rear. The family bathroom is modern, fully tiled with shower over bath, WC, wash basin, towel radiator and integral storage cupboard.

Externally, this bungalow is set back offering driveway parking as well as a garage. With a lawn out front and back, and separate patio area for outside dining. This home would make a great place to live.

Lounge/Diner 17'6" x 10'2" (5.35 x 3.10)

Kitchen/Breakfast Room 11'9" x 11'5" (3.60 x 3.50)

Bedroom 1 9'10" x 12'1" (3.00 x 3.70)

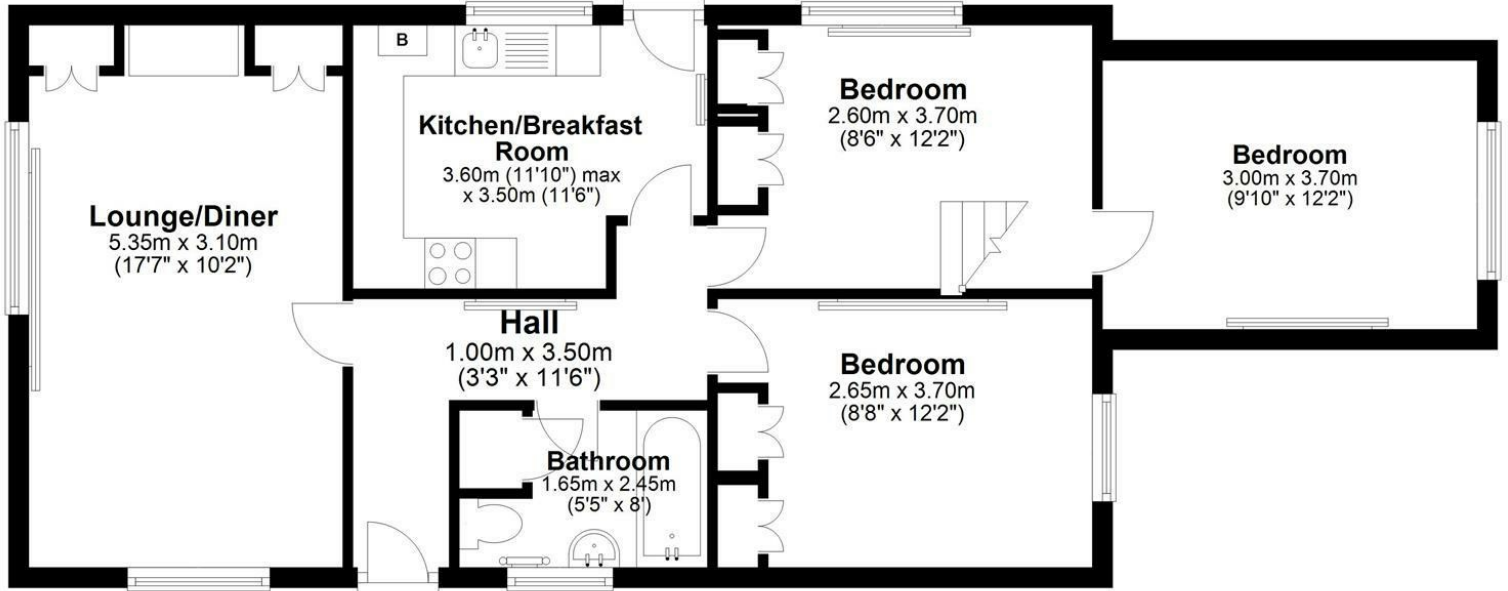
Bedroom 2 8'8" x 12'1" (2.65 x 3.70)

Bedroom 3 8'6" x 12'1" (2.60 x 3.70)

Bathroom 5'4" x 8'0" (1.65 x 2.45)

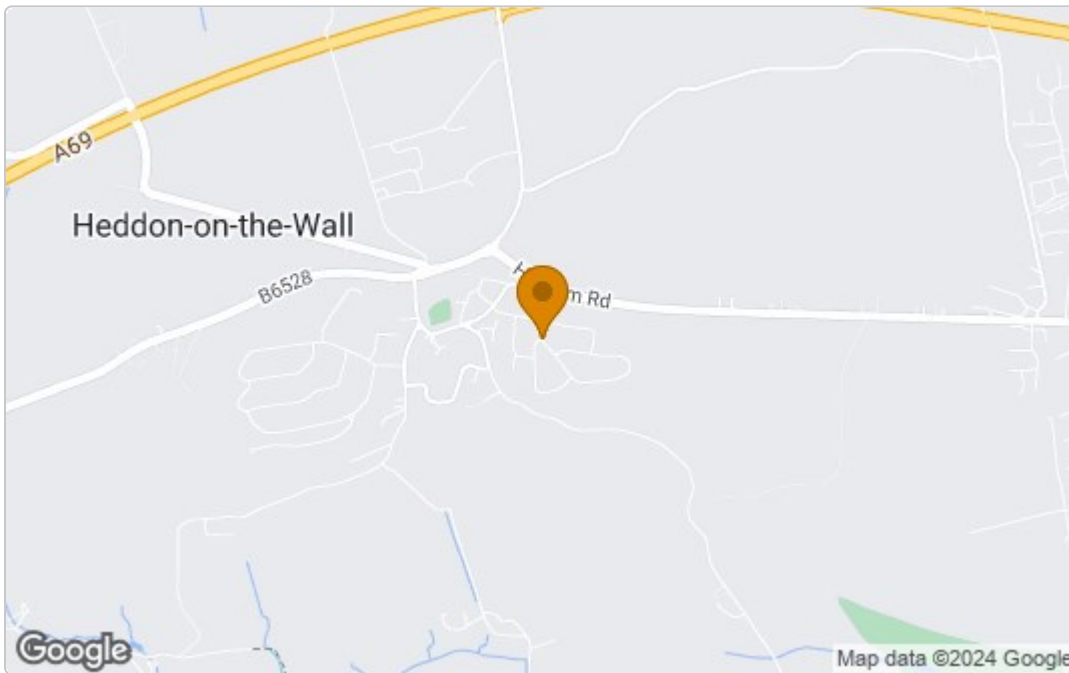
Ground Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(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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