

Beautifully presented three-bedroom family home

9 Marlowe Walk NE34 9ND



£99,950

This property is marketed by:




WalkersXchange, Newcastle


74 Cornmoor Road, Whickham, NE16 4PY

[View properties from this agent](#)


[Request Details](#)

or call: **0191 440 8173**

 [Save property](#)

 [Add notes](#)

 [Print](#)

 [Send to Friend](#)

Share this property



Call: **0191 687 0000**

[Request Details](#)

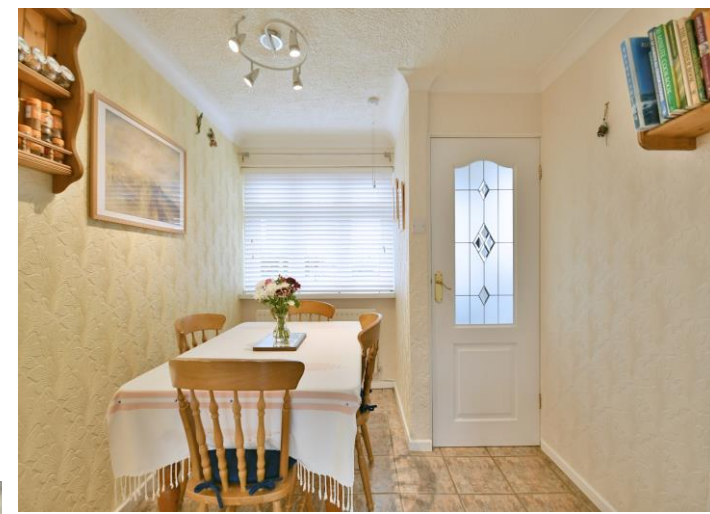
Key features

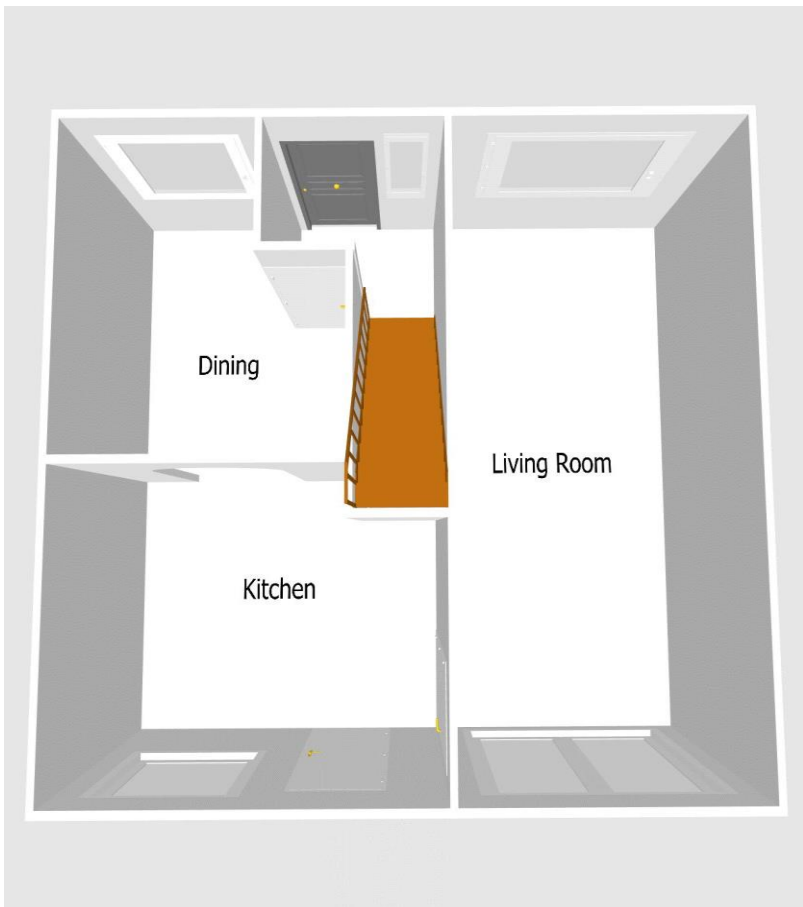
- *****Substantial sized detached garden Annexe*****
- **Two double bedrooms + single bedroom**
- **Recently installed new windows, composite door, patio doors & boiler!**
- **Kitchen/Diner**
- **Full length living room with Patio Doors**
- **Four storage cupboards**
- **Fantastic transport links**
- **Wooden blinds throughout**





Inviting offers at £99,950 for this beautifully presented three-bedroom terraced family home. Situated on a pleasant walkway with ample parking nearby, one of the main standout features to this property is an almost 20m² detached annexe currently used as a studio although could be used as a gym/office/summer house; the possibilities are endless! The house briefly comprises; full length living room, kitchen/diner, three bedrooms, family bathroom, wc and an abundance of storage facilities. **Close to schools, amenities and transport links will make this property appeal to a wide range of buyers, we therefore encourage an early viewing!**





Ground Floor

The ground-floor is entered through a modern composite external door, presenting an airy entrance hall with stairs leading to the first floor and internal door access to dining/kitchen area. The dining area provides space for a dining table with sizeable windows allowing for plenty of natural light. The kitchen has a range of shaker style wall and base units with contrasting laminate worktops, along with space for a range of various appliances. There is a recently installed new double oven integrated within the kitchen. The flooring is presented with ceramic tiles and within the dining area is an under stairs storage cupboard. There is external door access to the rear garden and internal access into the full length living room. The living room includes laminate flooring, a newly fitted double radiator and new patio doors that lead onto the rear garden.

First Floor

The first-floor landing presents access to the three bedrooms, family bathroom, WC and storage cupboard (currently housing the boiler which has around 7 years guarantee left). Two of the bedrooms are doubles and the third bedroom is currently being used as an office. Both the main bedroom and second bedroom include useful storage cupboards. All the bedrooms are carpeted. The family bathroom includes a two piece bathroom suite including; fitted bathtub with overhead shower and washbasin, there is also a separate room which stores the WC.

Living Room 19' 8" x 9' 10" (6m x 3m)

Kitchen 9' 10" x 13' 5" (3m x 4.1m)

Dining Area 8' 10" x 7' 7" (2.7m x 2.3m MAX)

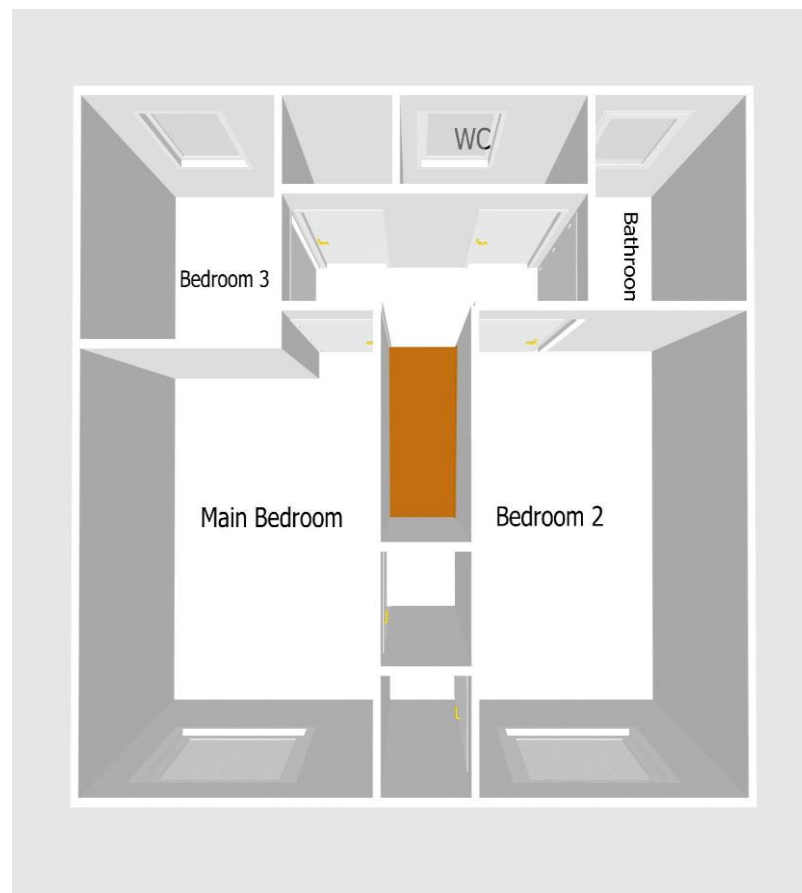
Main Bedroom 13' 5" x 9' 6" (4.1m x 2.9m MAX)

Bedroom 2 12' 10" x 8' 10" (3.9m x 2.7m)

Bedroom 3 6' 7" x 6' 3" (2m x 1.9m)

Bathroom 5' 7" x 4' 11" (1.7m x 1.5m)

WC 2' 7" x 6' 3" (0.8m x 1.9m)







Externally

The front of the property is beautifully presented with a mainly paved area and includes borders with attractive shrubs surrounding. A traditional brick wall encloses the garden with gated access onto the pleasant walkway. The rear garden is paved with an abundance of space to house potted plants, there is a useful shed perfect for storing garden equipment, along with the fantastic almost 20m² garden Annexe, although currently used a studio this has endless possibilities for uses. It is fully insulated with electric/lighting and is accessed by secure double doors. There is parking nearby at the beginning of the walkway.

Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers





Energy performance certificate (EPC)

9, Marlowe Walk SOUTH SHIELDS NE34 9ND		Energy rating C
Valid until 22 January 2030	Certificate number 2178-6059-6259-4130-2250	

Property type

Mid-terrace house

Total floor area

74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

rightmove 

Zoopla

 PrimeLocation.com

CMP
Client Money Protect

 The Property
Ombudsman