



- 3 Bed Semi Detached House
- 24' Lounge/Sitting Room
- Bathroom/WC and Shower/WC
- Great Opportunity

- In Need of Updating
- Dining Room
- Front & Rear Gardens

- Pleasant Cul-de-Sac Location
- Kitchen
- Ideal for a Couple or Family

A pleasantly situated 3 bedroomed semi detached house, in need of updating and presenting a fabulous opportunity to create a wonderful family home, to the successful purchasers' own taste and requirements. Within a pleasant cul-de-sac in the sought after Walkerdene area, this property has gas fired central heating and sealed unit double glazing. The Entrance Hall leads to the 24' Lounge/Sitting Room, the focal point of which is a multi-fuel stove. there is also a polished wood floor and bay to the front. The Dining Room has a storage cupboard, wall mounted gas fire, cupboard housing the hot water system, patio doors to the rear garden and is open to the Kitchen, fitted with wall, base & display units, sink unit, split level oven and 4 ring gas hob with extractor over. There is a Rear Hall with door to the rear and a Shower/WC with low level wc, wall mounted wash basin and shower enclosure with electric shower. Stairs lead from the Lounge/Sitting Room to the First Floor Landing. Bedroom 1 has a range of fitted wardrobes with storage cupboards over with bay to the front. Bedroom 2 is to the rear, with built in wardrobes. Bedroom 3 has a storage cupboard and is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, corner bath and shower cubicle.

Externally, the Front Garden is lawned with plants and shrubs. There is a driveway for off street parking and path to the front door. The private Rear Garden is West facing with lawn and a collection of mature shrubs and plants.

Marondale Avenue is well placed for local amenities with good road and public transport links, including the Metro system, into the city, to the coast and throughout Tyneside.

Entrance Hall 3'8 x 2'10 (1.12m x 0.86m)

Lounge/Sitting Room 24'0 x 12'6 (into bay) (7.32m x 3.81m (into bay))

Inner Hall 3'6 x 3'0 (1.07m x 0.91m)

Dining Room 13'6 x 10'4 (4.11m x 3.15m)

Kitchen 11'8 x 10'0 (3.56m x 3.05m)

Rear Hall 4'0 x 3'4 (1.22m x 1.02m)

Shower/WC 6'11 x 9'4 (into shower recess) (2.11m x 2.84m (into shower recess))

First Floor Landing

Bedroom 1 11'3 x 12'2 (into bay) (3.43m x 3.71m (into bay))

Bedroom 2 13'8 x 11'6 (max) (4.17m x 3.51m (max))

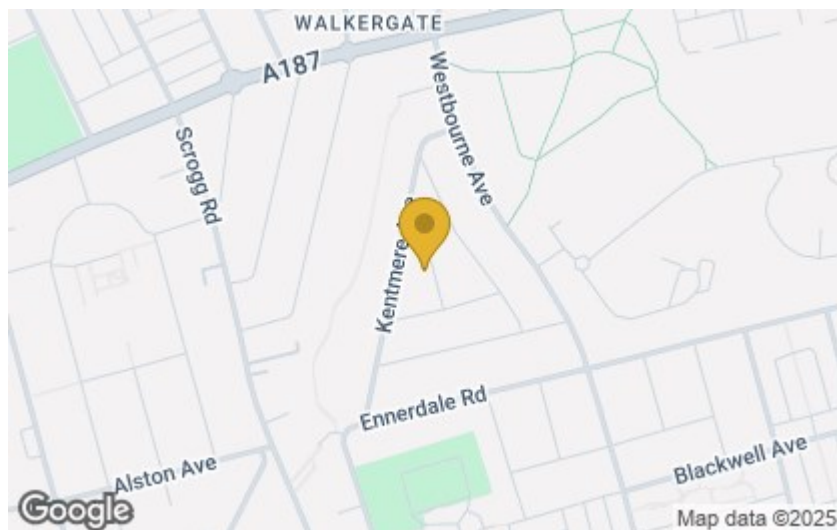
Bedroom 3 11'2 x 10'2 (3.40m x 3.10m)

Bathroom/WC 10'4 x 10'0 (+dr recess) (3.15m x 3.05m)

**2024
WINNERS**

ESTAS

Verified reviews from our clients



EPC: TBC

Council Tax Band: B

Walkergate Community School: 0.3 miles

St Alban's Catholic Primary School: 0.1 miles

Walker Riverside Academy: 0.3 miles

Sir Charles Parsons School: 0.2 miles

Newcastle Central Station: 2.7 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.