



## 10 Marlborough Avenue, Newcastle Upon Tyne, NE16 3ER

Offers Over £269,960

Welcome to your dream home! Nestled in the charming neighborhood of Swalwell, this beautifully extended bungalow on Marlborough Avenue offers a perfect blend of modern living and cozy comfort. With a versatile three-bedroom layout, this exceptional property has been thoughtfully extended to maximize space and functionality. Step into the stunning extended lounge, a generous 4.42 x 5.62 meters, which is perfect for relaxing evenings with family or entertaining friends. The heart of the home is the beautiful breakfasting kitchen, featuring a high vaulted ceiling that enhances the sense of space and natural light—an ideal setting for casual dining or enjoying your morning coffee. Indulge in the luxurious four-piece bathroom/wc with underfloor heating, also adorned with a high vaulted ceiling, providing a tranquil retreat to unwind after a long day. Outside, you can enjoy the peace and privacy of a lovely rear enclosed garden, perfect for outdoor gatherings, gardening, or simply basking in the sun. With two separate driveways, ample parking is available for you and your guests. Additionally, this home may be available with no onward chain, making it an easy transition for your next chapter. This bungalow is truly spectacular and must be viewed internally to fully appreciate its charm and space. Don't miss out on this incredible opportunity—schedule your viewing today and make this wonderful bungalow your new home!



### Entrance Hallway



### Lounge

18'5" x 14'6" (5.62m x 4.42m)



### Kitchen/Diner

13'5" x 11'11" (4.09m x 3.64m)



### Utility

5'8" x 4'10" (1.74m x 1.48m)



### Bedroom One

11'9" x 10'9" (3.60m x 3.30m)



### Bedroom Two

11'9" x 8'10" (3.60m x 2.70m)



### Bedroom Three

11'10" x 10'0" (3.63m x 3.05m)



### Bathroom



## External

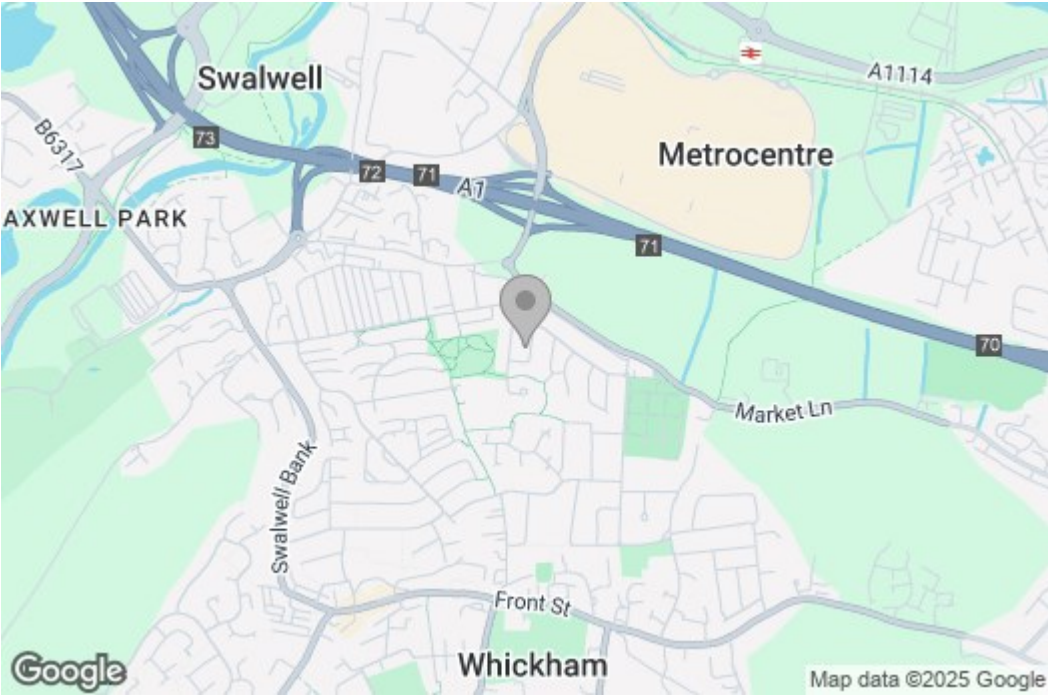


### Property disclaimer

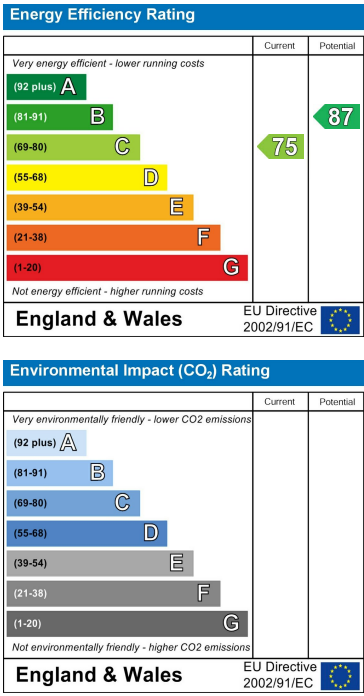
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Floor Plan

Area Map



Energy Efficiency Graph



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