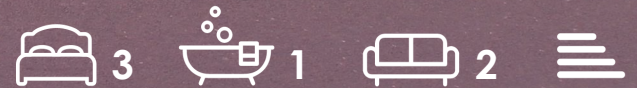




3 Farlam Avenue  
, North Shields, NE30 3PW  
**£270,000**



Trading Places



## 3 Farlam Avenue

, North Shields, NE30 3PW

Trading Places are delighted to welcome to the market this rare opportunity to acquire an extensive, three bedroom detached bungalow on Farlam Avenue. Located within the ever popular Marden Estate and benefitting from a generously sized rear garden, two reception rooms providing ample space for dining or entertaining and a bright and airy conservatory.

The layout provides ample space for comfortable family living and the property briefly comprises of an entrance porch leading to the hallway. Front aspect lounge with feature fireplace, a separate dining room and an impressive conservatory overlooking the rear gardens. There are three spacious bedrooms (one with fitted wardrobes), a generous breakfasting kitchen and a wet room. There is also a large loft room, accessed by pull down ladders, floored with Velux windows.

To the front of the bungalow is a large double width driveway providing parking for multiple vehicles, garden and a double garage. To the rear you find the beautiful gardens with an outdoor hobby room and side access to the front.

Marden Estate offers a good range of amenities including local shops, cafes and schools as well as road and bus links making it an ideal choice for families and investors alike. Tynemouth Village is within easy reach offering a great selection of shops, bars and restaurants as well as the award winning Long Sands beach.

While the property requires some work, it presents an excellent canvas for modernization and personalization to suit your tastes, showcasing a fantastic opportunity for those looking to create their dream home. Contact Trading Places on 0191 2511189 to arrange your viewing. Freehold. No Onward Chain. Council Tax Band D.

Porch

Hallway

Lounge

Dining Room

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

Wet Room

Double Garage

External

To the front there is a double drive providing off street parking, a garden





area laid to lawn and a double garage.  
To the rear is a beautiful and vast garden with access to the front via a side gate. Further benefitting from an outbuilding/hobby room for additional storage.



## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

