

FOR  
SALE

15 HAMPTON ROAD, MARDEN FARM ESTATE, NORTH SHIELDS NE30 3HR  
£275,000



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION ON MARDEN FARM ESTATE
- RECEPTION ROOM & CONSERVATORY
- MODERN KITCHEN & SHOWER ROOM
- GARAGE WITH UTILITY AREA
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM  
14'9 x 11'10

CONSERVATORY  
9'1 x 9

KITCHEN  
9'1 x 7'11

BEDROOM ONE  
12'11 x 11'11

BEDROOM TWO  
9'11 x 9'2

SHOWER ROOM  
6'8 x 5'5

GARAGE/UTILITY  
16'1 x 7'9

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached bungalow is perfectly located in the popular and highly sought after Marden Farm Estate residential location. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers. With over 800 square foot of accommodation this charming property comprises of an entrance hallway with doors to all rooms. There is a light and spacious reception room with feature fireplace, a bright and airy double glazed conservatory with door to the rear garden. The kitchen benefits from units with contrasting worktops, integrated single oven and hob. There are two double bedrooms, one with fitted wardrobes and a modern shower with walk in rainfall shower, vanity washbasin and integrated WC. Externally there is a garage currently used as a utility area, a low maintenance front garden with driveway parking for two cars and a south facing rear garden with a patio and decked area.

The fabulous location and potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Marden Farm residential estate is an extremely popular area within North Shields, a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. It enjoys exceptional public transport in to its neighbouring towns, is convenient for the metro, has excellent schools and a good selection of local shopping and cafe culture, close to excellent beaches at Cullercoats and Whitley Bay.

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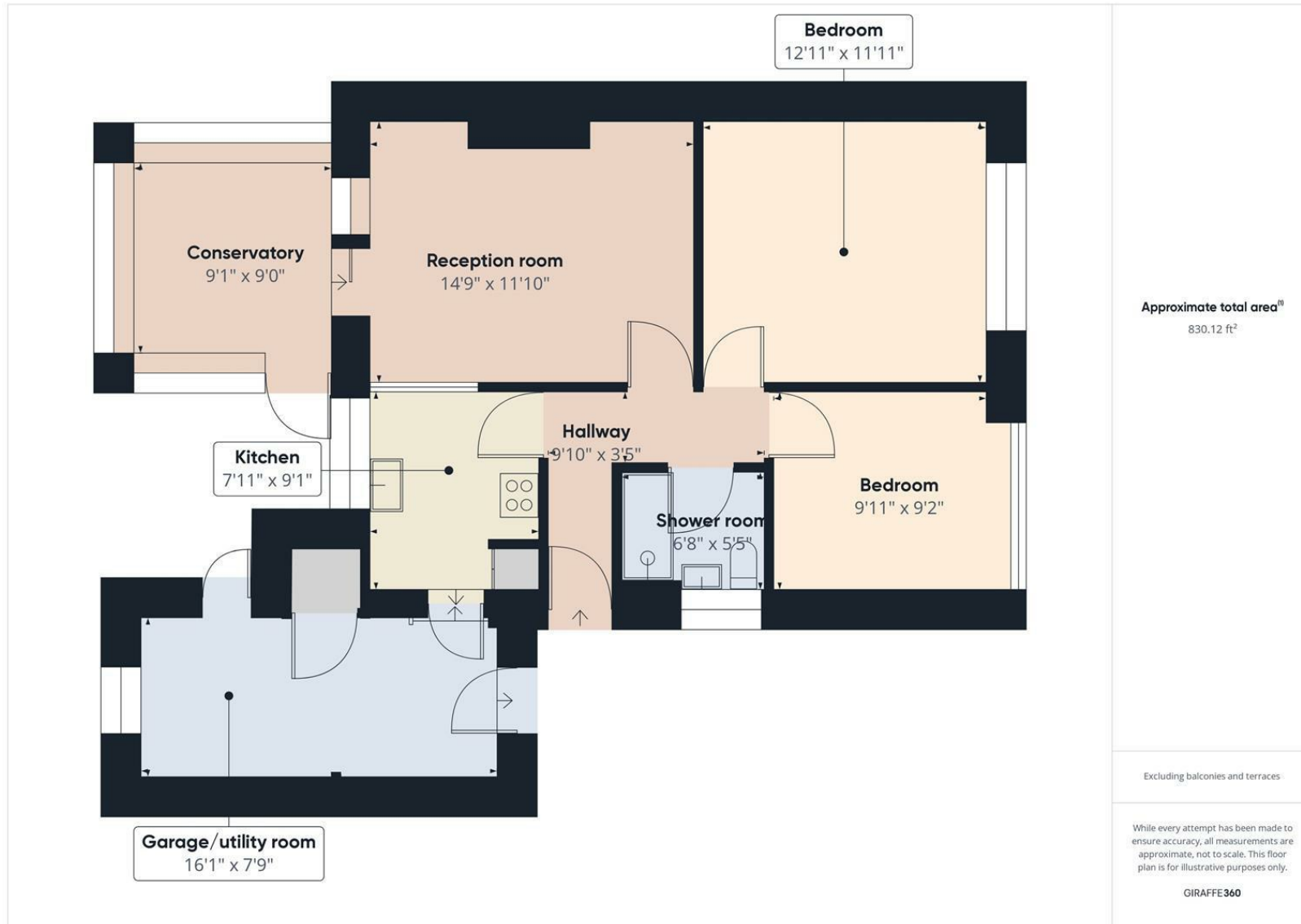
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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

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 2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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