





- Semi-Detached Home
- Substantial Corner Plot
- Property Is Alarmed
- Double Glazed
- Transport Links
- Excellent Location
- Three Bedrooms
- Gas Central Heating
- Local Facilities
- Council Tax Band *C*





** Video Tour on our YouTube Channel | <https://youtu.be/pQLaY-QTuww> **

What a great opportunity for the buyer looking for a family home to purchase this traditional styled semi-detached house, positioned on a substantial corner plot in a desirable location; Marden Farm, with an abundance of local facilities nearby.

The charming home briefly comprises;- entrance porch, hall with a ground floor WC, generous lounge with bow window and open plan dining area, breakfasting kitchen with fitted wall and floor units, along with complimenting work surfaces and access to the garage, which leads to the handy utility area. On the first floor you are presented with three good-sized bedrooms and a modern bathroom WC. The loft area has been floored for extra storage. As you would expect, the property is warmed with gas central heating and also boasts double glazing.

Externally, there is a substantial garden to the front and side with flat lawn areas, as well as a generous driveway offering off-street parking for multiple vehicles. To the rear, there is another charming garden with patio and lawn areas- ideal for entertaining during the warm summer nights.

The location of this property is without doubt extremely central, and you are within easy striking distance of the Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by, so you have a direct route to the coast and Newcastle city centre. There are also good links to public transport facilities, which include prime bus routes and the Metro service. For the growing family, the property is well-positioned to well-regarded schools.

This home offers very comfortable living space and should be viewed to appreciate the accommodation on offer. To book yours or for more information, please, call our coastal branch on 0191 257 2000.

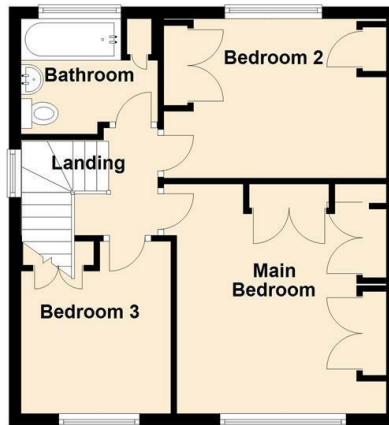
Council Tax band *C*



Ground Floor



First Floor



Lounge 13'2" x 11'3" (4.03 x 3.44)

Kitchen 13'11" x 9'1" (4.26 x 2.78)

Dining Area 14'6" x 10'8" (4.42 x 3.26)

Utility 9'4" x 7'10" (2.85 x 2.39)

Bedroom One 12'7" x 11'6" (3.86 x 3.52)

Bedroom Two 12'3" x 8'10" (3.74 x 2.70)

Bedroom Three 9'6" x 8'0" (2.90 x 2.44)

Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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