





- Popular Location
- Two Double Bedrooms
- Conservatory
- Gas Central Heating
- Viewing Recommended
- Semi Detached Home
- No Onward Chain
- Local Park Nearby
- Double Glazing
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/NiTtbduuG4I> ****

This well presented, two-bedroom semi-detached home is located in Rothley Gardens, on the highly popular Marden Estate. Offered for sale with the benefit of no onward chain.

Internally, the property briefly comprises to the ground floor: - entrance hall, spacious lounge dining room with feature fireplace and French doors to the conservatory, and kitchen with fitted wall and floor units and integrated oven and hob. There is also a handy utility room and ground floor WC. To the first floor there are two double bedrooms with fitted wardrobes and there is a modern family bathroom WC with four-piece suite. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway for off street parking. There is also a garden to the rear with a lawn and decked area.

This enviable location is only a short distance from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. please call 0191 257 2000 for more information.

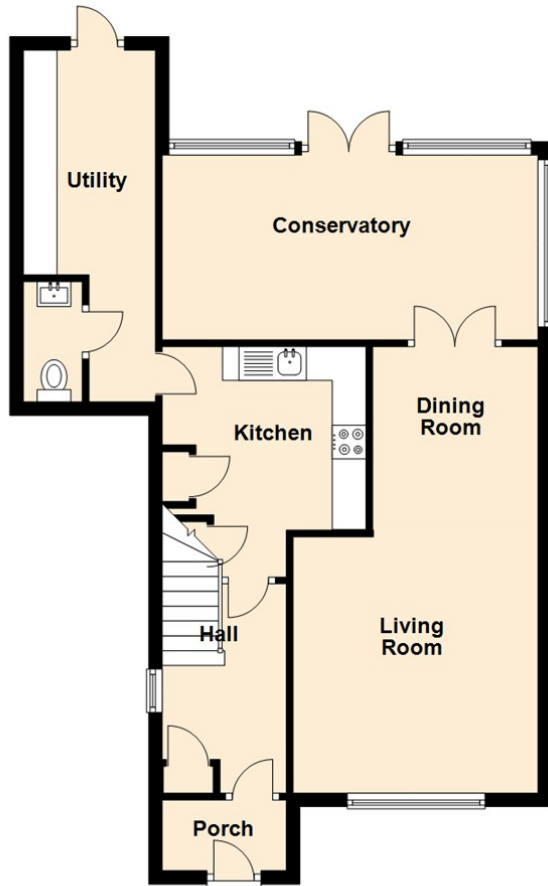
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

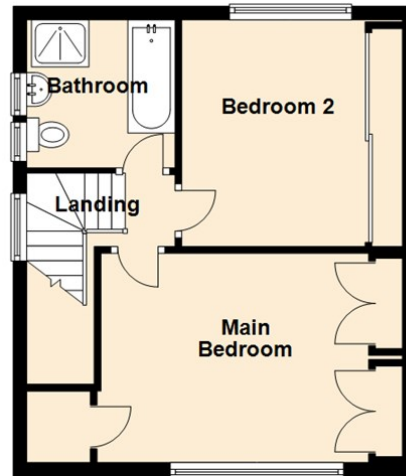
Council Tax band *B*.



Ground Floor



First Floor



Living Room 12'5" x 11'10" (3.80 x 3.63)

Dining Room 8'11" x 8'0" (2.72 x 2.45)

Kitchen 11'2" x 9'10" (3.42 x 3.02)

Utility Room 17'1" x 6'5" (5.22 x 1.96)

Main Bedroom 9'9" x 18'3" (2.98 x 5.57)

Bedroom Two 11'0" x 10'8" (3.36 x 3.27)

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

The difference between house and home

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