







3



2



1

- Three Double Bedrooms
- Off-Street Parking
- Desirable Address
- Close To Beach
- Viewing Recommended
- Semi Detached House
- Utility Room
- Freehold
- Council Tax Band \*B\*
- Call For More Information







This three double-bedroom, semi-detached home is ideally located on the sought after Marden Estate and is offered for sale with the benefit of no upper chain.

Internally the property briefly comprises: - entrance hall, bright and airy lounge with sliding doors to rear garden, dining room, modern kitchen with fitted wall and floor units, and handy utility room. To the first floor, there are two double bedrooms and a three-piece bathroom WC with a shower over the bath. The second floor consists of the third bedroom which is the converted loft.

Externally, there is an easy to maintain garden to the front with a driveway, providing off-street parking, and there is a generous, lawned garden to the rear with a patio area and planted borders.

The Marden Estate itself is known for its peaceful, residential atmosphere and proximity to a wealth of local amenities, making it a highly desirable area to live. Convenient connections to the A19, Tyne Tunnel and Coast Road provide links across the region and excellent public transport options further enhance accessibility. The property is just a few minutes' drive to the beach and is also close to Tynemouth Park, offering a great green space for outdoor activities.

We anticipate a high level of interest on this home. For more information or to book your viewing, please call our Tynemouth team on 0191 257 2000.

#### Tenure

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

Council Tax band \*B\*.





Lounge 14'4" x 11'0" (4.39 x 3.37)

Kitchen 10'1" x 9'9" (3.09 x 2.98)


Utility 11'1" x 6'3" (3.40 x 1.92)

Dining Room 10'7" x 8'6" (3.24 x 2.61)

Bedroom One 14'4" x 11'0" (4.39 x 3.37)

Bedroom Two 12'1" x 8'6" (3.69 x 2.61)

Bedroom Three 9'8" x 17'6" (2.96 x 5.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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