



 Jan Forster





- Ideal Family Home
- Ground Floor WC
- Off Street Parking
- Excellent Amenities Nearby
- Viewing A Must
- Three Bedrooms
- Utility Room
- Close To Beach
- Freehold
- Call for More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/RaZ5CNBPjZM> \*\***

This beautifully presented three-bedroom semi-detached home is situated in Rothley Gardens, within the highly sought-after Marden Estate. Extended to the side to create additional living space, it represents an ideal choice for a growing family.

The ground floor offers an inviting entrance porch leading into the hallway with useful under-stair storage. A bright and airy lounge with a feature fireplace is a comfortable space to relax, and the stylish fitted kitchen, complete with French doors to the rear garden, creates an excellent setting for family dining. A handy utility room and a ground floor WC enhances the practicality of the home. To the first floor, there are three well-proportioned bedrooms alongside a generous, contemporary family bathroom WC featuring a four-piece suite. The property also benefits from gas central heating, double glazing and a fully boarded loft with lighting.

Externally, the home features a driveway providing off-street parking that leads to the garage. To the rear, a low-maintenance paved garden offers a private and versatile outdoor space.



The enviable location places you only a short distance from Tynemouth Long Sands beach. A wide selection of local amenities - including cafés, bars, restaurants, and the vibrant Tynemouth Station market - are within easy reach. Excellent transport links are available, with the A1058 Coast Road providing direct access into Newcastle City Centre, and nearby bus routes and Metro services offering further convenience. For families, the property is ideally positioned within reach of highly regarded schools.

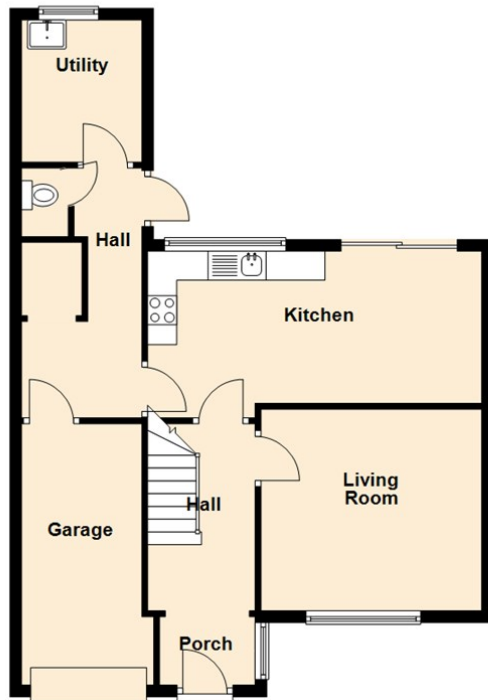
To truly appreciate the space, finish, and location on offer, a viewing is strongly recommended. Please call 0191 257 2000 for more information.

#### Tenure

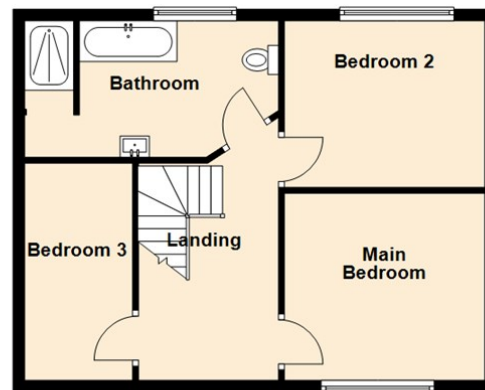
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B

Ground Floor



First Floor



Living Room 11'4" x 12'5" (3.47 x 3.80)

Kitchen 9'4" x 18'10" (2.87 x 5.75)

Utility 8'0" x 6'9" (2.45 x 2.07)

Main Bedroom 10'3" x 11'3" (3.14 x 3.45)

Bedroom Two 9'4" x 11'3" (2.87 x 3.45)

Bedroom Three 12'3" x 6'1" (3.74 x 1.86)

#### 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>	67	76
(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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