



## Marden Crescent

Whitley Bay, NE26 2EE

Asking Price £150,000



Well-presented and spacious ground floor flat, located close to the Sea Front with two bedrooms, open plan living space including fitted kitchen; bathroom with shower and enclosed courtyard to the rear. Parking is on street.



### Entrance Hallway

The uPVC front door opens to a welcoming entrance hallway with original features, laminate flooring and double radiator.

### Master Bedroom 17'10 x 11'5 (5.44m x 3.48m)

This substantial bedroom has bay window to the front-aspect; double panelled radiator and laminate flooring in continuation from the entrance hallway off which it is accessed. It benefits from en-suite wc with handwash basin.

### Open-plan living space 24'5 x 16'1 (7.44m x 4.90m)

(Measured at widest points)

With a continuation of the laminate flooring, this substantial space incorporates lounge area as well as fitted kitchen and ample space for dining. There are two large storage cupboards, and steps down to rear accommodation. There is a window to the rear aspect, and a large skylight.

### Kitchen Area

With a range of wall and base units and coordinated roll edged work surface and incorporating sink and drainer unit with mixer tap and integrated electric oven and gas hob with stainless steel extractor hood over. There is space/plumbing for further appliances.

### Rear Hallway

Providing access to the bathroom, rear courtyard via uPVC glazed door and to the second bedroom.

### Bathroom 10'8 x 6'11 (3.25m x 2.11m)

Fitted with white suite comprising wc; pedestal handwash basin and panelled bath with thermostatic mixer shower and glass shower screen over. Also with extractor unit.

### Wardrobe Area

Accessed from the rear hallway there is a vestibule area to the second bedroom providing useful storage space.

### Second Bedroom 8'1 x 6'7 (2.46m x 2.01m)

Located at the rear of the flat. With windows to two aspects, recessed spot-lighting and double panelled radiator.

### External

There is a south-facing courtyard providing an ideal enclosed private seating area the rear of the property. To the front there is a small walled garden and parking is on-street.

### Area Map



GROSS INTERNAL AREA  
 FLOOR 1: 790 sq. ft, 73 m<sup>2</sup>  
 TOTAL: 790 sq. ft, 73 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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