



# Solway Avenue, Marden Estate

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(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	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £325,000

## Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A SOUTH FACING GARDEN SITUATED IN THE POPULAR MARDEN ESTATE - NO UPPER CHAIN

We welcome to the market this spacious three bedroom semi detached property which is conveniently located close to amenities, shops and good schools. Benefitting from two reception rooms, conservatory, South facing garden, driveway parking and a garage.

Briefly comprising: Entrance to a spacious hallway with stairs to the first floor. The living room is bright and airy with a box bay window overlooking the front of the property and to the rear is a dining room which gives access to the conservatory which leads to the garden. The kitchen has fitted wall and base units which includes integrated appliances such as a gas hob, electric oven and extractor fan. A door from the kitchen leads to the garage.

To the first floor are three generous size bedrooms which all benefit from fitted storage. The family bathroom is also a good size and comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a private South facing garden laid mainly to lawn with a small patio. To the front is a garden with an artificial lawn, block paved driveway and garage.

Set between two very popular towns, Whitley Bay and Tynemouth, this property is ideally located for local transport links as well as road links to the City Centre and beyond. Cullercoats has excellent schools nearby along with a good selection of local shops and amenities.

## Entrance Hallway

**Living Room**  
15'1" x 12'5"

**Dining Room**  
12'5" x 12'5"

**Conservatory**  
11'5" x 8'2"

**Kitchen**  
9'5" x 8'10"

**Bedroom**  
15'8" x 10'0"

**Bedroom**  
12'5" x 11'11"

**Bedroom**  
10'1" x 9'2"

## Externally

To the rear is a private South facing garden laid mainly to lawn with a patio area.

To the front is a garden with an artificial lawn, block paved driveway and garage.

**Tenure**  
Freehold

