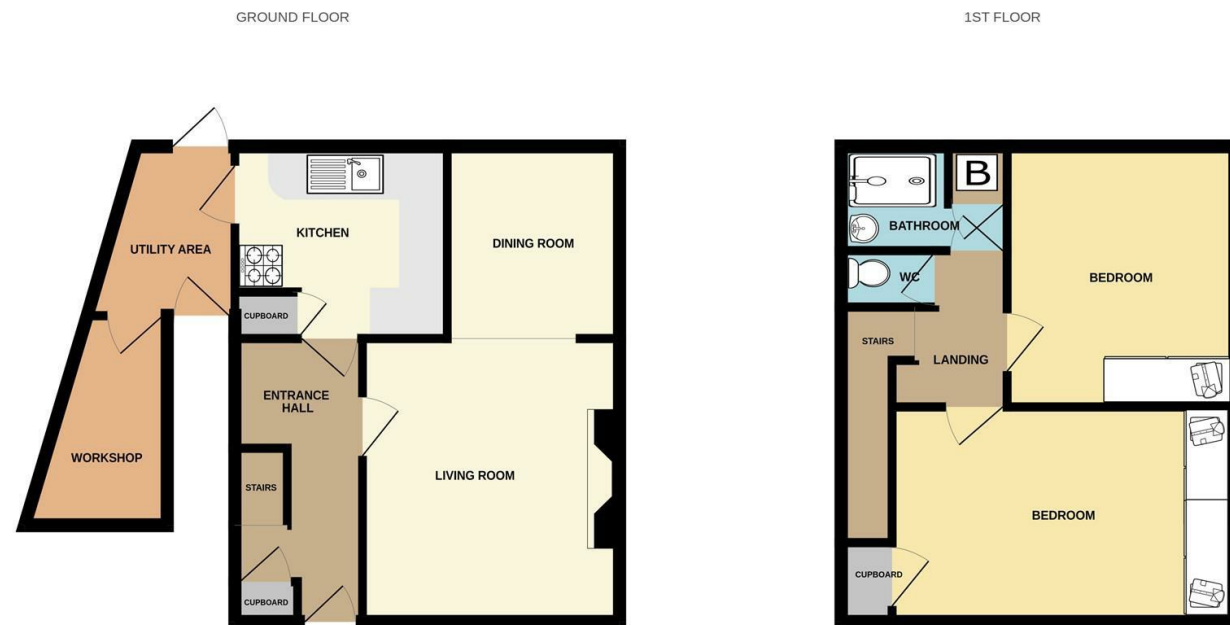




# Penrith Avenue, Marden Estate



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		
(69-80)	C		
(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 £185,000



## Description

WONDERFUL OPPORTUNITY TO PURCHASE THIS TWO BEDROOM SEMI DETACHED PROPERTY OCCUPYING A CORNER PLOT ON THE POPULAR MARDEN ESTATE - OFFERED WITH NO UPPER CHAIN

We are delighted to bring to the market this well proportioned two bedroom semi detached property which is situated within this sought after area on the Marden Estate. Offering good sized accommodation, beautifully maintained gardens to the front, side and rear. This property shows fantastic potential for those looking to live in this popular location.

Briefly comprising: Entrance hallway with stairs to the first floor. The open plan lounge/diner has a feature fireplace with an electric fire and provides a dual aspect with views over the front and rear gardens. The kitchen has fitted wall and base units with a pantry offering extra storage, a door gives access to a handy utility room where there is plumbing for a washing machine. There is a door leading out to the rear garden as well as access to an outhouse where there is additional storage space and a sink.

To the first floor are two double bedrooms which both benefit from fitted wardrobes. There is a shower room comprising a step in shower and hand basin, there is a separate W.C.

Externally to the rear is a well maintained garden laid mainly to lawn.

To the front are beautifully kept gardens with lawns, mature planting and access to the front and side of the property.

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 highly regarded schools nearby including Marden High School along with a good selection of local shops and amenities.

### Entrance Hallway

### Lounge/Diner

21'5" x 11'10"

### Kitchen

9'10" x 8'5"

### Utility Room

9'3" x 7'3"

### Outhouse/Storage

8'9" x 6'9"

### Bedroom

13'0" x 9'8"

### Bedroom

11'5" x 10'4"

### Shower Room

7'7" x 4'9"

### W.C.

### Externally

To the rear is a well maintained garden laid mainly to lawn.

To the front are beautifully kept gardens with lawns, mature planting and access to the front and side of the property.

### Tenure

Freehold

