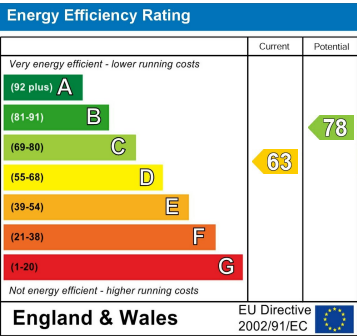




Wallington Avenue, North Shields



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.

Price Guide £225,000

Description

GREAT OPPORTUNITY TO ACQUIRE THIS WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE POPULAR MARDEN ESTATE OFFERED WITH NO UPPER CHAIN

We welcome to the market this two bedroom semi detached property situated in the popular Marden Estate. Benefitting from an open plan lounge/diner, two double bedrooms and generous sized private garden to the front and rear.

Briefly comprising: Entrance hallway with stairs to the first floor. The open plan lounge/diner offers a dual aspect and has a feature fireplace in the living area. To the rear is a fitted kitchen which includes an integrated electric hob, oven and extractor fan with space for a free standing fridge/freezer. A door offers access out to a storage area which leads to a utility area where there is plumbing for a washing machine.

To the first floor are two double bedrooms and bathroom comprising a bath with shower over and hand basin, there is a separate W.C.

Externally to the rear is a generous sized garden laid mainly to lawn with a patio area and to the front is a lawn.

Marden Estate is a popular residential area close to the beautiful North East coastline. Set between the two very popular towns Whitley Bay and Tynemouth. Marden Estate has good nearby schools and excellent local transport links. This area is popular with families as it is within easy reach of highly regarded schools.

Entrance Hallway

Lounge/Diner
20'5" x 12'9"

Kitchen
10'8" x 10'6"

Storage Area
10'5" x 6'7"

Utility Area
7'0" x 6'9"

Bedroom One
14'6" x 9'11"

Bedroom Two
11'3" x 10'3"

Bathroom
5'6" x 4'11"

W.C.

Externally
To the rear is a generous sized garden laid mainly to lawn with a patio area and to the front is a lawn.

Tenure
Freehold

