



Solway Avenue, Marden Estate



Ground Floor



Floor 1

Approximate total area¹⁾
1000 ft²
92.8 m²

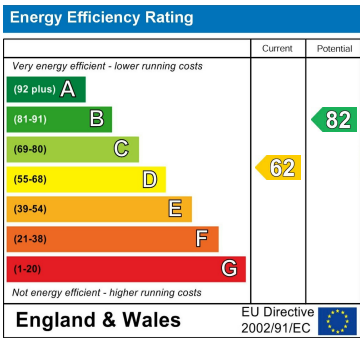
Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 £380,000

Description

MODERNISED & IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA ON THE MARDEN ESTATE

We are delighted to welcome to the market this beautifully presented spacious three bedroom semi detached property. Boasting bright and airy accommodation, open plan living, modern interiors, generous sized private garden and driveway parking with a garage.

Briefly comprising: Entrance porch to a welcoming hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is the living room featuring a box bay window and attractive fireplace housing a log burning stove. To the rear is a wonderfully bright and airy open plan kitchen/diner offering views over the private garden. There are a stylish range of fitted wall and base units with granite worktops including a peninsular providing storage as well as seating. Integrated appliances include an induction hob, oven, microwave, extractor fan and dishwasher. Sliding patio doors lead into the conservatory which provides a comfortable seating area and access out to the garden. A handy utility room offers additional storage with newly installed cupboards matching the kitchen, plumbing for a washing machine and further access out to the garden. A separate W.C. is located off the hallway.

To the first floor are three bedrooms, two of which are good sized doubles where one benefits from fitted wardrobes. The stylish bathroom comprises a free standing bath, separate walk in shower, W.C. hand basin housed within a vanity unit and a heated towel rail.

Externally to the rear is a generous sized and well maintained private garden, laid mainly to lawn with two patio areas, timber shed and side access to the front where there is a gravelled 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 Porch

Hallway

W.C.

Living Room
14'11" x 12'1"

Kitchen/Diner
18'6" x 9'7"

Conservatory
8'1" x 7'4"

Utility Room
8'9" x 6'10"

Bedroom One
14'0" x 8'9"

Bedroom Two
11'2" x 10'7"

Bedroom Three
8'9" x 7'6"

Bathroom
8'6" x 7'7"

Externally

To the rear is a generous sized and well maintained private garden, laid mainly to lawn with two patio areas, timber shed and side access to the front where there is a gravelled driveway and garage.

Tenure
Freehold

