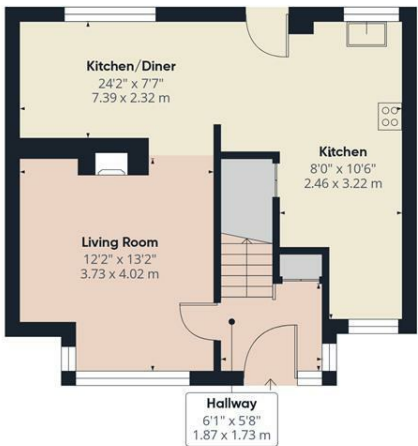
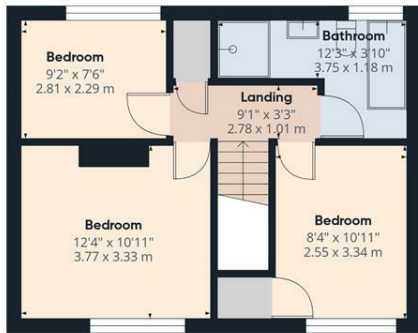




Bolam Grove, North Shields



Ground Floor



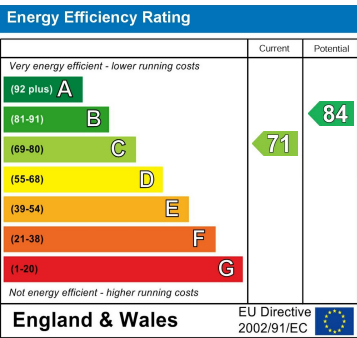
Floor 1

Approximate total area<sup>(1)</sup>  
903 ft<sup>2</sup>  
83.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers Over £275,000

**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.



Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS MODERN AND IMPROVED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR MARDEN ESTATE

Boasting modern and stylish interiors is this attractive three bedroom semi detached property situated within a quiet cul-de-sac on the Marden Estate. Benefitting from open plan living, good sized accommodation, private garden and driveway parking.

Briefly comprising: Entrance to a welcoming hallway. Overlooking the front of the property is the living room which has a fireplace housing a gas fire, this room is bright and airy due to the large window. To the rear is a fantastic open plan kitchen/diner offering the perfect space for family living and entertaining friends. The modern shaker style wall and base units provide plenty of storage as well as including an integrated dishwasher, extractor fan and space for a Range style oven, washing machine and freestanding fridge/freezer.

To the first floor are three bedrooms and family bathroom comprising a bath, separate step in shower, W.C. fitted vanity unit a hand basin, W.C. and a heated towel rail.

Externally to the rear is a private garden with lawn, decked patio and side access to the front where there is driveway parking and a lawn.

Ideally located in this highly popular residential area of Marden Estate, the property is close to local shops, highly regarded schools, bus routes and within walking distance of Cullercoats Metro Station and the seafront.

Entrance Hallway

Living Room  
13'2" x 12'2"

Kitchen/Diner  
24'2" x 10'6"

Bedroom One  
12'4" x 10'11"

Bedroom Two  
10'11" x 8'4"

Bedroom Three  
9'2" x 7'6"

Bathroom  
12'3" x 7'6"

Externally

Externally to the rear is a private garden with lawn, decked patio and side access to the front where there is driveway parking and a lawn.

Tenure

Freehold

