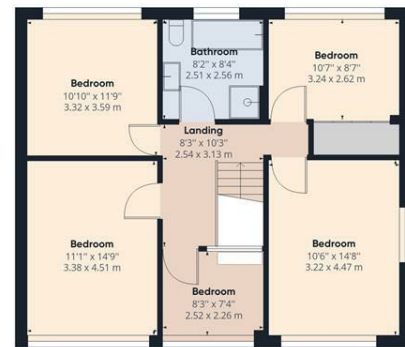




Farringdon Road, Marden Farm



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1568.63 ft²
145.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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.

Guide Price £440,000

Description

GENEROUSLY PROPORTIONED FIVE BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE POPULAR MARDEN FARM

We welcome to the market this spacious five bedroom semi detached family home located in this popular location of Marden Farm. Offering bright and airy open plan living, good size bedrooms, private garden with driveway parking and a garage. Ideally located close to local shops, good schools, bus routes and within walking distance of Cullercoats Metro Station.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor. The living room has a large window overlooking the front of the property and an attractive gas fire. Sliding double doors open to the kitchen/diner offering open plan living if preferred. The bright and airy kitchen/diner is a great space perfect for family living and entertaining friends, double doors lead out to the rear garden. There are a good range of modern wall and base units which include integrated appliances such as a five ring gas hob, extractor fan, double oven, dishwasher and full height fridge and freezer. A door offers access to the garage where there is plumbing for a washing machine and tumble dryer.

To the first floor is a spacious landing leading to all five bedrooms, four of which are doubles. The family bathroom consists of a bath, separate shower, hand basin, W.C. and heated towel rail.

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

Set between the two very popular towns of Whitley Bay and Tynemouth, this property is well located for local transport links as well as road links to the City Centre and beyond. Cullercoats has good local shops, a beautiful beach, cafes and restaurants as well as excellent schooling nearby.

Entrance Hallway

Living Room

14'0" x 12'7"

Kitchen/Diner/Family Room

31'1" x 10'3"

W.C.

Bedroom One

14'9" x 11'1"

Bedroom Two

14'7" x 10'6"

Bedroom Three

11'9" x 10'10"

Bedroom Four

10'7" x 8'7"

Bedroom Five

8'3" x 7'4"

Bathroom

8'4" x 8'2"

Externally

To the rear is a private garden with patio area, lawn, timber shed and side access to the front where there is a lawn, driveway parking and a garage.

