



## Wallington Close

### Marden Estate, North Shields

A lovely, semi-detached bungalow located on this popular residential street. Close to local shops, amenities and bus routes and benefiting from no onward chain. The gardens have been nurtured and cared for over many years with beautiful lawn, shrubs, flowers and patios, there is also a shed, attached driveway and garage. Entrance porch, hallway, lounge with feature fireplace and gas, coal-effect fire, stylish breakfasting kitchen with integrated appliances, rear hallway, utility room, two double bedrooms, the principle with sliding mirrored wardrobes. Modern, re-fitted shower room with walk in, double shower cubicle. Gas radiator central heating system and double glazing.

# £240,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** wood effect flooring, radiator, large storage cupboard with plumbing for automatic washing machine and fitted wall cupboard



**LOUNGE/DINING KITCHEN:** 26'6 x 10'7, (8.08m x 3.22m), maximum measurements. A gorgeous, light and airy, open plan lounge/dining kitchen, the lounge benefits from double glazed French doors opening out to the rear garden, wood effect flooring, radiator. The kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, fridge/freezer and dishwasher, spotlights to ceiling, double glazed window



**BEDROOM ONE:** (rear): 12'4 x 10'5, (3.76m x 3.18m), spacious double bedroom with wardrobes and drawers, radiator, double glazed window

**BEDROOM TWO:** (front): 9'3 x 8'0, (2.82m x 2.44m), radiator, double glazed window



**SHOWER ROOM:** 8'1 x 7'3, (2.46m x 2.21m), fabulous, modern shower room, comprising of, walk in shower cubicle, chrome shower, half pedestal washbasin, low level w.c. with recessed flush, spotlights to ceiling, tiled shower area and floor, radiator

**EXTERNALLY:** Lovely, private and enclosed rear garden with patio, fencing, raised borders, artificial lawn, greenhouse, outside tap, large front driveway with ample parking



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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: To be advised

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### AGENTS NOTE

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Service charge of £106.08 per annum (Details to be confirmed)

**COUNCIL TAX BAND: B**

**EPC RATING: C**

WB2459.AI.DB.21.06.2024.V.1







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

