

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, coaleffect 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

ROOK MATTHEWS

SAYER

www.rookmatthewssayer.co.uk whitleybay@rmsestateagents.co.uk









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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

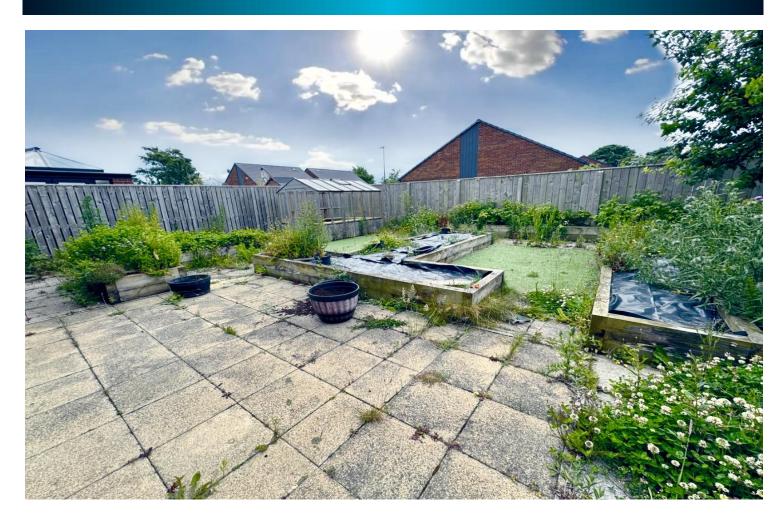
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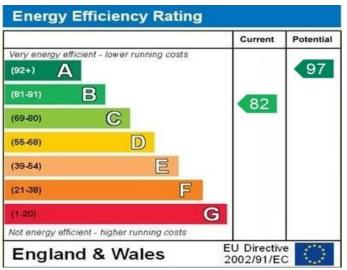












Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property these particulars are produced in good faith, are set out as a general guide only and do not constitute measurements indicated are supplied for guidance only and as such must be considered incorrect. Pote measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixture interests to check the working condition of any appliances. RMS has not sought to verify the legal title of verification from their solicitor. No persons in the employment of RMS has any authority to make or give an relation to this property. **16 Branches across the North-East**



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.

relation to this property.