



## Farlam Avenue Marden Estate

Rarely available on the open market this substantial and extensive link detached bungalow is triple fronted and comes with an expansive garden plot to both the front and rear. There is a large double width driveway with double garage and the property is available with no onward chain. Located on the ever, popular Marden Estate, close to local schools, shops, bus routes, and approximately a 5 -minute drive from our wonderful coastline. Entrance porch, impressive hallway, lounge with feature fireplace and gas, log effect fire, separate dining room, fabulous conservatory overlooking the rear garden. Re-fitted contemporary wet room, three spacious bedrooms, one with fitted wardrobes, generous breakfasting kitchen. There is also a large loft room, accessed by pull down ladders, floored with Velux windows. The garden is extensive and wraps around the bungalow beautifully, with outdoor hobby room/garden room, side access to the front, re-laid resin driveway and into the large double garage. Front garden, parking for multiple vehicles, double garage.

## Offers In Region of £270,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed door to:

ENTRANCE HALLWAY: Impressive hallway with large loft access, the loft access has pull down ladders and a large space with Velux windows, delft rack, radiator, cloaks cupboard, additional, large walk in storage area, door to:



BEDROOM THREE: (front): 10'1 x 9'8, (3.07m x 2.95m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (front): 14'5 x 8'4, (4.39m x 2.54m), double glazed window, radiator



BREAKFASTING KITCHEN: 11'8 x 11'6, (3.56m x 3.51m), excluding depth of recess, incorporating a range of base, wall and drawer units, roll edge worktops, radiator, gas point, combination boiler, one and a half bowl sink unit, tiled floor, tiling to walls, pantry cupboard, double glazed window, double glazed door through to the conservatory, door to:

DINING ROOM: (rear): 12'9 x 7'9, (3.89m x 2.36m), double glazed window, radiator, through to:



LOUNGE: (front): 16'9 x 12'5, (5.11m x 3.78m), into double glazed bay window and recess, feature fireplace with gas, log effect fire, (not tested), radiator

CONSERVATORY: (rear): 21'1 x 12'11, (6.43m x 3.68m), with beautiful aspect over the rear garden, double glazed French doors and additional French door opening out to the rear, radiator

BEDROOM ONE: (rear): 14'6 x 8'2, (4.42m x 2.48m), double glazed window, radiator

SHOWER ROOM: Walk in wet room, with electric shower, pedestal washbasin, low level w.c., chrome ladder radiator, panelled ceiling, double glazed window, fully tiled walls

EXTERNALLY: Extensive, wrap around gardens, with lawn, borders and patio, double glazed French doors into outdoor summerhouse or hobby room, bin store, access to double garage. The front of the property has a re-laid resin driveway and path, with parking for multiple vehicles, lawned area, secure door into the garden area

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: unknown

Mobile Signal Coverage Blackspot: No

Parking: Driveway/ Double 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

**COUNCIL TAX BAND: D**

**EPC RATING: TBC**

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**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**

