



Farringdon Road | Marden Estate | NE30 3ES

£375,000

A substantial, three-bedroom family semi-detached home, with South facing garden and two garages, perfectly situated on the popular Marden Estate Cullercoats, within catchment of sought after schools, close to local shops, restaurants, cafes, Metro Station and our fabulous coastline offering picturesque walks! Welcoming hallway, two spacious reception rooms separated by sliding doors. The front lounge enjoys a feature gas fire and the dining room overlooks and opens out to the beautiful South facing garden via patio doors. Contemporary breakfasting kitchen with access out to two garages and a refitted, stylish downstairs cloaks w.c. Impressive first floor landing with three double bedrooms, two benefiting from built in wardrobes. Shower room with electric shower and separate w.c. Superb sized South facing rear garden, block paved driveway and added benefit of no onward chain!

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Beautiful Semi-detached

Fabulous Location on Marden Estate

Two Separate Reception

Gorgeous South Facing Garden

Contemporary Kitchen

Three Generous Sized Bedrooms

No Onward Chain!!

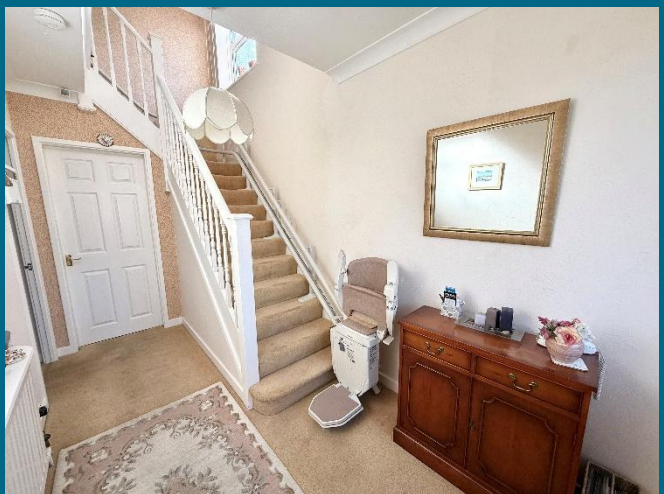
For any more information regarding the property please contact us today

ENTRANCE HALLWAY: impressive spacious hallway, radiator, turned spindle staircase to the first floor, coving to ceiling, double glazed leaded window

LOUNGE: (front) 14.72 x 12.98 (4.48m x 3.95), spacious lounge with large double glazed window, elegant feature fireplace with fire, cream marble effect inset and hearth, radiator, coving to ceiling, sliding doors through to:

DINING ROOM (rear) 11.52 x 11.04 (3.55m x 3.36), bright family dining room with double glazed patio doors opening onto the South facing rear garden, radiator, door through to the kitchen:

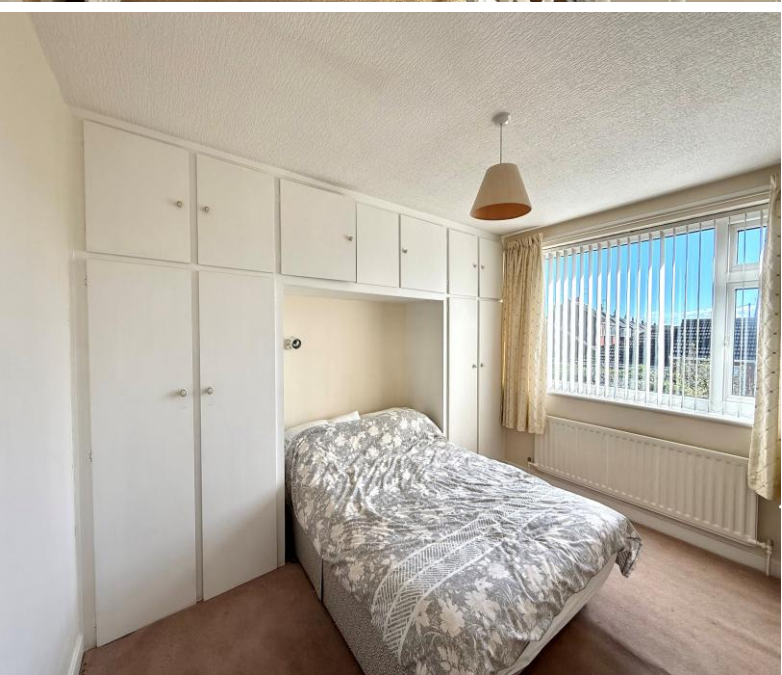
BREAKFASTING KITCHEN (rear) 12.20 x 8.36 (3.71 x 2.55), spacious light and airy family breakfasting kitchen, fitted with a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, pantry cupboard, double glazed window, tiling to walls, cooker hood, gas point, doors to the garage and through to:



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FIRST FLOOR LANDING: double glazed window, radiator, coving to ceiling, door to:

SHOWER ROOM: shower cubicle with electric shower, vanity sink unit with mixer taps, radiator, part tiled walls, double glazed window, storage cupboard housing hot water tank

SEPARATE W.C/CLOAKS: low level w.c., tiled walls, double glazed window

BEDROOM ONE (front) 12.93 x 11.05 (3.94 x 3.37), large double glazed picture window, radiator, coving to ceiling, excellent range of attractive fitted wardrobes, co-ordinating dressing table and drawers, providing ample hanging and storage space

BEDROOM TWO (rear) 12.60 x 11.02 (3.84 x 3.36), range of fitted wardrobes, radiator, double glazed window

BEDROOM THREE (front) 8.69 x 8.39 (2.65 x 2.56), radiator, double glazed window

EXTERNALLY: a fabulous rear garden with sought after Southerly aspect, patio area, lawn and borders, privacy hedging, fencing, two single garages to the front and a large paved driveway with parking for multiple vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

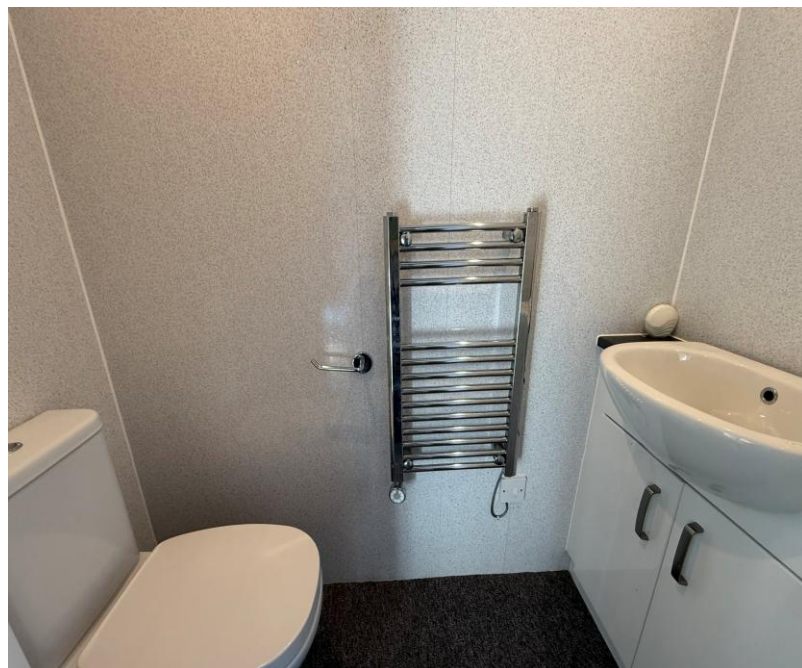
TENURE

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: C

EPC RATING: D

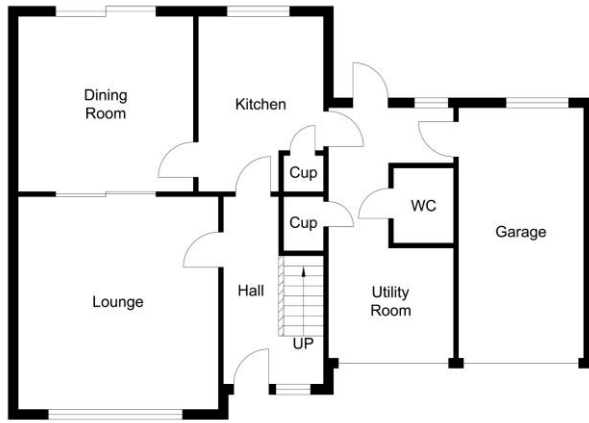
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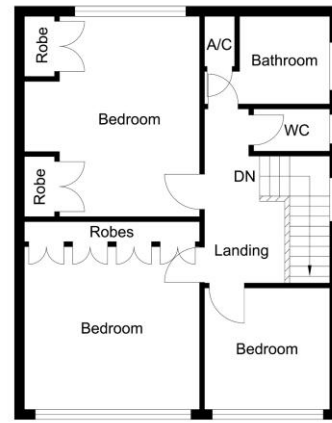
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Ground Floor



First Floor

36 Farringdon Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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



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.