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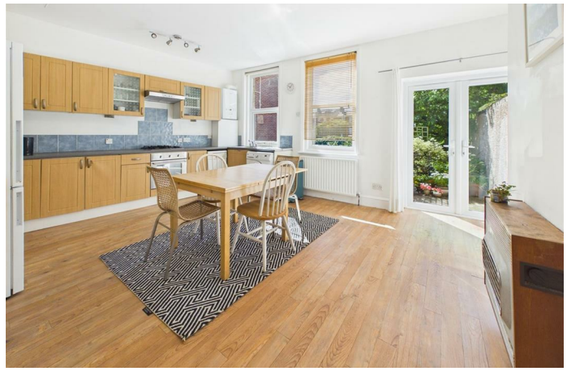
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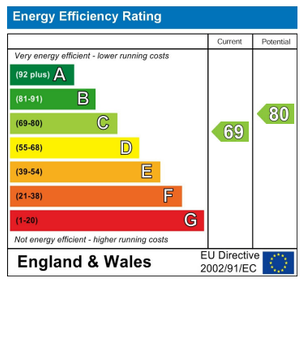
Marden Crescent, Whitley Bay











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.

£295,000

Description

WELL PRESENTED THREE BEDROOM TERRACED HOUSE SITUATED IDEALLY ON THE BORDER OF WHITLEY BAY AND CULLERCOATS

Brannen & Partners are delighted to bring to the market this well-presented three-bedroom terraced house. The property features three good-sized bedrooms, a bright and airy living space, spacious dining kitchen, a well-appointed bathroom and a large rear garden - offering fantastic potential for comfortable family living.

Briefly comprising: A spacious and welcoming entrance hallway provides access to the principal ground floor accommodation.

To the front of the property is an attractive lounge, featuring a large bay window which fills the room with natural light. Character features include alcoves, decorative coving and a wooden fireplace with gas fire, creating a warm and inviting living space.

Situated to the rear is a generously proportioned dining kitchen, offering an excellent space for both everyday family living and entertaining. The room benefits from an abundance of natural light via two large windows and double patio doors which open directly onto the rear garden. The kitchen is fitted with a range of wall and base units, integrated gas hob, oven and extractor hood, together with plumbing for a washing machine and dishwasher and space for a freestanding fridge freezer.

A staircase rises to the first-floor landing, providing access to three bedrooms and the family bathroom.

The principal bedroom is located to the front elevation and benefits from a large window together with built-in wardrobes providing excellent storage.

A further double bedroom is situated to the front of the property and enjoys a large window overlooking the front aspect.

The third double bedroom overlooks the rear garden and includes fitted storage.

Completing the accommodation is a spacious family bathroom, fitted with a WC, wash hand basin, bath and separate shower cubicle. A large window provides excellent natural light and ventilation.

Externally, the property enjoys a generous private rear garden incorporating both paved and lawned areas, ideal for outdoor dining and family enjoyment. Gated access leads to the front of the property. To the front, there is a low-maintenance town garden.

This property is ideally located close to local shops, cafes and restaurants and in catchment for local first and high schools. It is also within walking distance to the Metro station in Cullercoats and Whitley Bay and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is a few minutes walk to the beach offering an array of watersports and activities all year round.

Entrance Hallway
14'4" x 6'11"

Living Room
13'10" x12'7"

Dining Kitchen
17'6" x 13'10"

Landing
8'9" x 4'7"

Master Bedroom
13'11" x 12'3"

Bedroom
11'2" x 10'4"

Bedroom
9'3" x 8'5"

Family Bathroom
14'2" x 7'4"

Rear Garden

Tenure
Freehold





