



Solway Avenue | Marden Estate | NE30 3AY

**£320,000**

Situated on the popular Marden Estate, close to local schools, amenities and a short walk to the Metro station and the fabulous coastline! Arranged over three floors, the property offers a fantastic amount of living space throughout. Entrance hallway, gorgeous lounge featuring a cast iron fireplace and French doors opening directly onto the rear garden. Superb sized kitchen/diner with access into the conservatory, overlooking the beautiful garden. A separate utility room incorporating a shower room and access to the side and rear of the property. To the first floor are two double bedrooms, one benefiting from fitted wardrobes, along with the family bathroom and separate W.C. The second floor is home to a further spacious double bedroom, with three skylight windows flooding the room with natural light. Externally, the property has a fabulous Southerly aspect rear and side garden with artificial lawn and patio areas, covered seating/bar area whilst to the front is a generous double width driveway. We cannot wait for you to see this wonderful family home!!

**RMS** | Rook  
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### **Stunning Semi-Detached Family Home**

**Fabulous Location and within Catchment area for Popular Schools**

**Beautiful Lounge with Feature Gas Fire**

**Gorgeous Kitchen Diner and Utility Room**

### **Superb Sized Conservatory**

**Rear Garden with Southerly Aspect and Driveway to the Front**

**Three Double Bedrooms with one Benefitting from Fitted Wardrobes**

**Bathroom with Separate W.C and Downstairs Shower Room**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: radiator, spotlights to ceiling, storage cupboard, turned staircase to the first floor, door to:

LOUNGE: (rear) 14'8 x 11'5 (4.47m x 3.48m), with measurements into alcoves, cast iron fireplace, hearth, French doors to rear garden, spotlights to ceiling, radiator

KITCHEN/DINER: (front) 21'9 x 8'6 (6.63m x 2.59m), modern kitchen with a range of wall and base units, contrasting worktops, gas oven and hob, one and a half drainer sink unit with taps, part-tiled walls, two double glazed windows, radiator

CONSERVATORY (rear) 9'9 x 12'9 (2.97m x 3.89m), double glazed windows, door to rear garden

UTILITY ROOM (side) 6'0 x 7'3 (1.83m x 2.21m), plumbing for washing machine, radiator, double glazed window, door to rear garden

SHOWER ROOM (rear), walk in shower with tiling to walls, sink unit with mixer taps, low level W.C. with push button cistern

LANDING: spacious landing, two double glazed windows, spotlights to ceiling, turned staircase to the second floor

BEDROOM ONE (front) 15'1 x 9'3 (4.59 x 2.82m), gorgeous bedroom, three skylights, spotlights to ceiling, two storage cupboards

BEDROOM TWO (rear) 14'0 x 10'7 (4.27m x 3.22m), fitted wardrobes, spotlights to ceiling, double glazed window, radiator

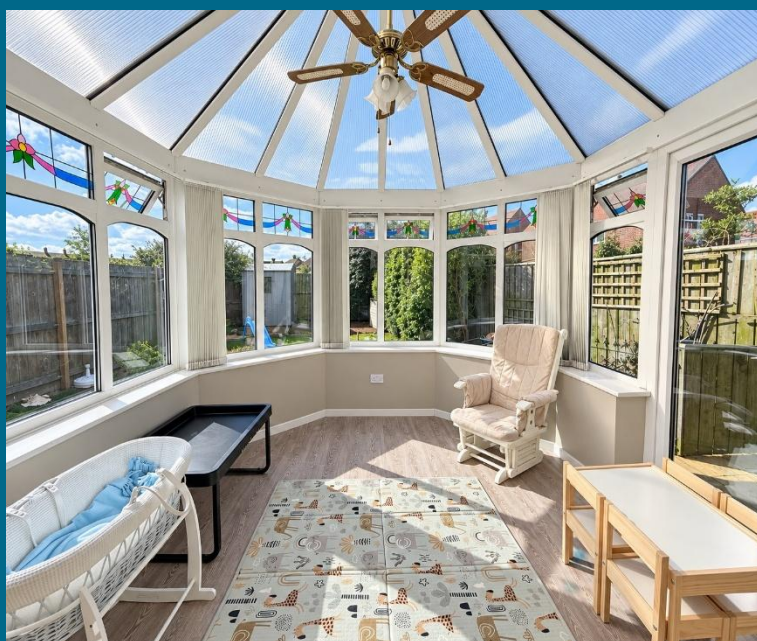
BEDROOM THREE (rear) 11'8 x 9'5 (3.56 x 2.87), double glazed window, radiator, spotlights to ceiling

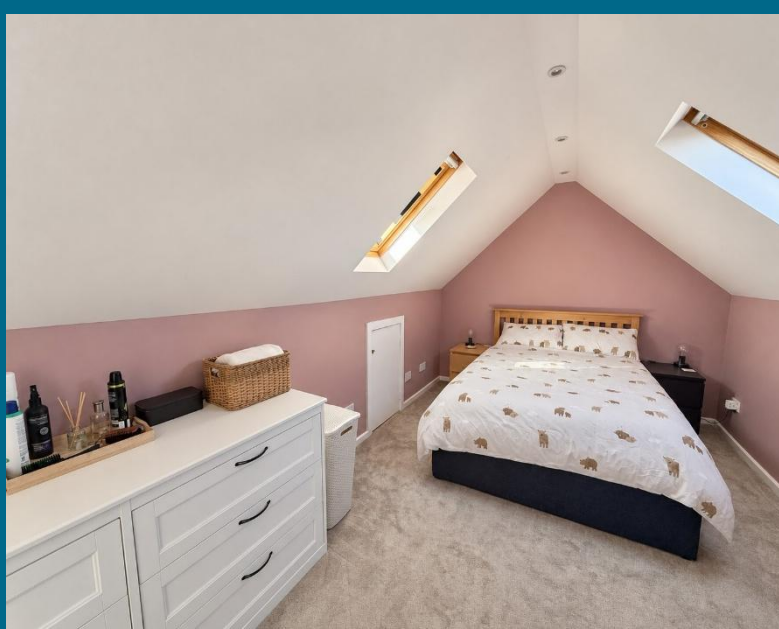
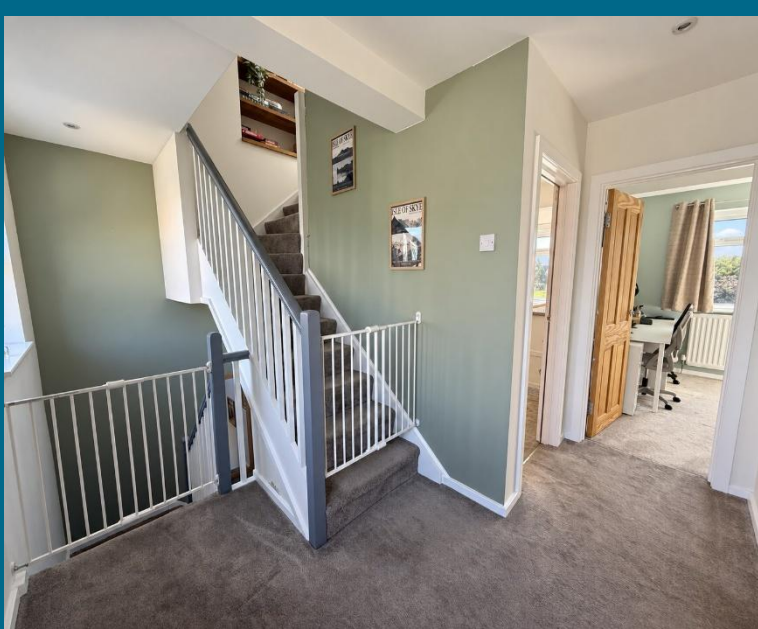
EXTERNALLY: enclosed rear and side garden with a Southerly aspect, artificial grass, patio areas, fenced borders and versatile bar area. To the front is a double-width driveway with hedge borders

**T: 0191 2463666**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## MINING

The Northeast 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

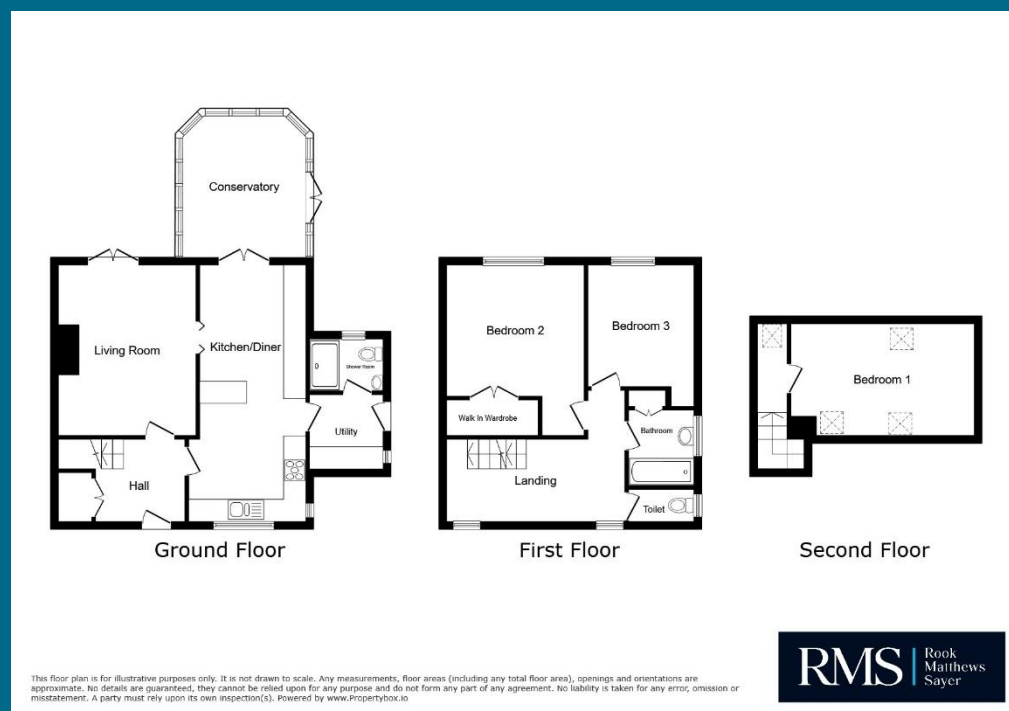
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Agents Note:** "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

**COUNCIL TAX BAND:** B

**EPC RATING:** TBC

WB4056.LI.DB. 15.09.2026 V.1



**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.

**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 as any authority to make or give any representation or warranty whatever in relation to this property.

