

FOR
SALE

96 FARRINGDON ROAD, NORTH SHIELDS NE30 3HA
£350,000



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN DINER
- FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM
20'8 x 12

KITCHEN DINER
15'5 x 10

BEDROOM
13'7 x 11'4

BEDROOM
11'1 x 10'5

BATHROOM WC
6'6 x 5'5

GARAGE
16'3 x 7'8

FRONT GARDEN

REAR GARDEN

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A beautifully presented and generously proportioned two-bedroom semi-detached bungalow, ideally situated on the sought-after Marden Estate in North Shields. Built in the 1960s and lovingly maintained, this delightful home offers a superb layout, excellent outdoor space and the added benefit of no upper chain.

The Marden Estate is a popular and well-established residential area, renowned for its peaceful setting and convenient location. There is a good range of local amenities close by, with shops, schools, transport links and everyday facilities all within easy reach, while the stunning North East coastline and surrounding attractions are also readily accessible. It is a particularly appealing location for retirees and those seeking a quieter pace of life without compromising on convenience.

The welcoming entrance hallway provides access to all principal rooms. The spacious reception room features an attractive fireplace and enjoys a pleasant outlook, with doors opening directly onto the rear garden.

The classic kitchen diner is fitted with a good range of wall and base units, complemented by contrasting worktops and a useful breakfast bar. Integrated appliances include an oven, hob, extractor hood and dishwasher, while a door provides access to the attached garage.

There are two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a dedicated vanity area, while the second bedroom is currently utilised as an additional lounge, offering excellent flexibility according to the buyer's needs. The bathroom comprises a bath, pedestal wash basin and low-level WC.

Externally, the property boasts an attached garage, driveway parking and a front garden. To the rear is a particularly impressive, substantial south-facing garden, featuring a generous lawn, mature shrubs, planted borders and a water feature, creating a lovely private space for relaxing and entertaining.

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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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