



Highcross Road, Marden Farm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

Offers Over £350,000

Description

EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THE POPULAR MARDEN FARM ESTATE

Brannen & Partners welcome to the market this well presented two bedroom semi detached bungalow located within the Marden Farm Estate. Benefitting from good sized accommodation, triple glazing, fitted solar panels, extended kitchen/diner, utility room, private garden, driveway parking and garage.

Briefly comprising: Entrance hallway accessing all rooms and loft hatch. The spacious living room features a bay window to the front and an attractive fireplace houses a log burning stove. Overlooking the rear garden is a well equipped modern kitchen/diner, integrated appliances include a gas hob, double oven and space for a fridge. A functional utility area provides additional storage, plumbing for a washing machine, access out to the rear garden and to the garage.

There are two good sized bedrooms, one of which boasts fitted sliding wardrobes. The modern shower room comprises a walk in shower, hand basin, W.C. heated towel rail and built in storage cupboard.

Externally to the rear is a private garden laid to lawn with a paved patio and mature shrubs and planting. To the front is a block paved driveway, planting and garage.

Ideally located within this highly popular residential area of Marden Farm situated between Whitley Bay and Tynemouth close to local shops, excellent schools, bus routes and within walking distance of Cullercoats Metro Station.

Entrance Hallway

Living Room
16'6" x 12'1"

Kitchen/Diner
16'10" x 9'1"

Utility Room
9'2" x 7'9"

Bedroom One
12'11" x 9'7"

Bedroom Two
10'2" x 9'1"

Shower Room
6'8" x 5'6"

Externally

To the rear is a private garden laid to lawn with a paved patio and mature shrubs and planting. To the front is a block paved driveway, planting and garage.

Tenure

Freehold

