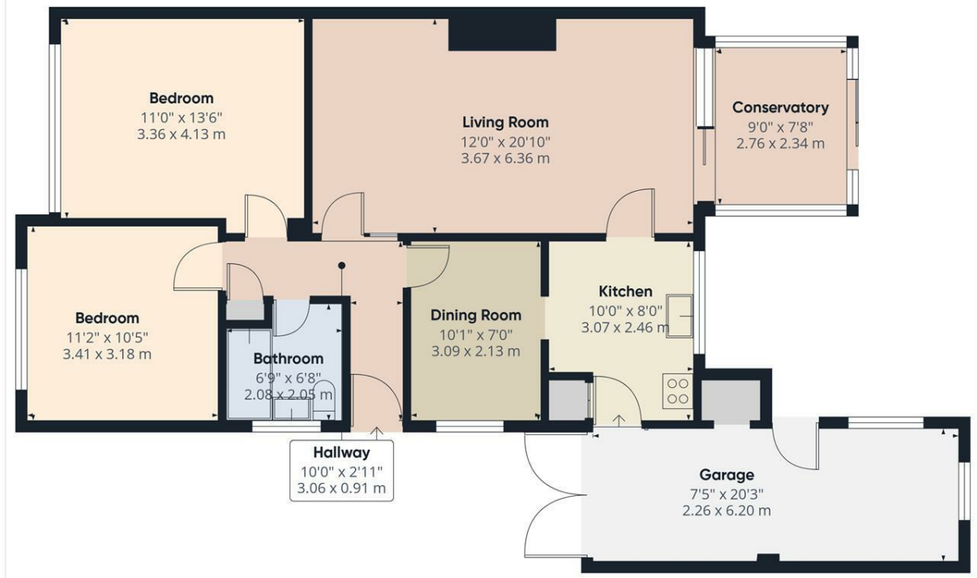
Brannen&Partners

www.brannen-partners.co.uk

Beresford Road, Marden Farm





Approximate total area(1)

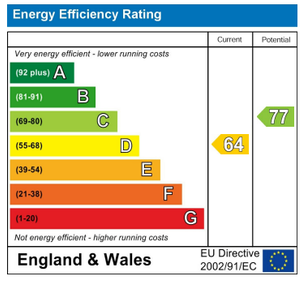
1006 ft²

93.5 m²

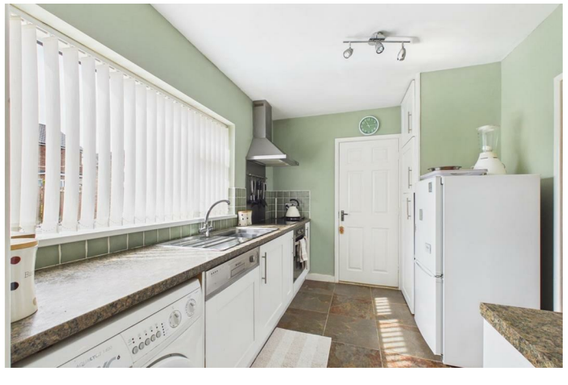
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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 £375,000

Description

SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW WITH SOUTH FACING GARDEN SITUATED WITHIN MARDEN FARM CLOSE TO CULLERCOATS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive two bedroom semi detached bungalow located on the popular Marden Farm. Boasting spacious accommodation, two reception rooms, conservatory, private south facing garden, driveway parking and garage.

Briefly comprising: Entrance hallway leading to all rooms. The welcoming living room provides a generous amount of space, featuring an inset gas fire and sliding patio doors leading to the conservatory which offers views over the rear garden.

The kitchen has modern fitted units, integrated appliances include an induction hob, oven, extractor fan, dishwasher and a washing machine. A door offers access to the garage.
From the kitchen is an open doorway to the dining room providing a further reception room.

There are two double bedrooms overlooking the front of the property, the bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private south facing garden, mainly laid to lawn with two paved patio areas. To the front is a low maintenance garden, driveway parking and garage.

Positioned within the popular Marden Farm close to local shops and amenities. Set between the two very popular areas of Whitley Bay and Tynemouth, this property is well located for local shops, transport links as well as road links to the City Centre and beyond. Cullercoats has a beautiful beach as well as a good selection of local shops, cafes and Metro station.

Entrance Hallway

Living Room
20'10" x 12'0"

Conservatory
9'0" x 7'8"

Kitchen
10'0" x 8'0"

Dining Room
10'1" x 6'11"

Bedroom One
13'6" x 11'0"

Bedroom Two
11'2" x 10'5"

Bathroom
6'9" x 6'8"

Externally
Externally to the rear is a private south facing garden, mainly laid to lawn with two paved patio areas. To the front is a low maintenance garden, driveway parking and garage.

Tenure
Freehold











